32 Hampden Court, Temple Herdewyke, Southam, CV47 2UE

- Well presented throughout
- Spacious accommodation
- Living - dining room
- Kitchen - breakfast area
- Two double bedrooms
- Landscaped rear garden
- Off road parking
- Easy access to Warwick, Leamington Spa, and the motorway

2 1 1

£205,000

A well presented two double bedroom house located in Temple Herdwyke. The spacious accommodation offers living - dining room, kitchen, utility area, two double bedrooms and a bathroom. Outside benefits a maintained rear garden, driveway parking and additional allocated car parking.

ACCOMODATION

Entry through the front door into the entrance hallway which has stairs rising to the first floor and plenty of space for storage underneath. The living room has sliding doors to the garden and Wi-Fi heater. The kitchen is fitted with a range of wall and base units with worktop over, breakfast bar, inset sink and drainer, cooker, space for fridge-freezer, space for washing machine and space for dishwasher. Leading into the utility room which has a range of wall and base units with door to rear garden.

Upstairs, the first floor landing has airing cupboard housing water tank aswell as additional storage cupboard. The primary bedroom with Wi-Fi heater, built in cupboard, window to the rear and loft hatch. Bedroom two has built in cupboard, window to rear and Wi-Fi heater. The bathroom has P shaped bath with electric shower over, heated towel rail, wash hand basin with vanity unity, wc, obscured window to front and extractor.

OUTSIDE

The rear garden has decking and patio area with the remainder laid to lawn. Shed and gated rear access.

There is a driveway to the front of the property, whilst also offering an additional allocated parking space. EV car charger.

GENERAL INFORMATION

TENURE: The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

CHARGES: We have been advised that there is an annual service charge £732.67 per year for the estate management.

SERVICES: We have been advised by the vendor that mains electricity, water and drainage are connected to the property. However this should be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in Band B.

CURRENT ENERGY PERFORMANCE CERTIFICATE RATING: D. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the selling agent.

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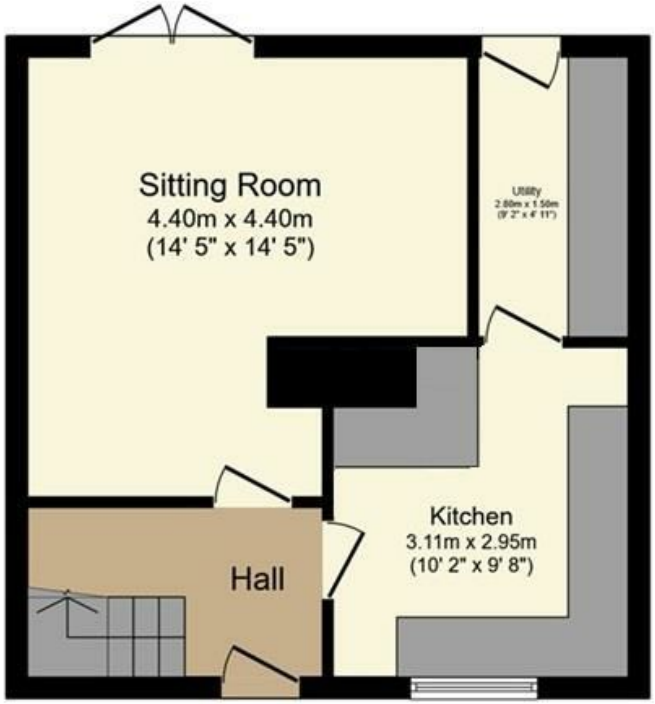
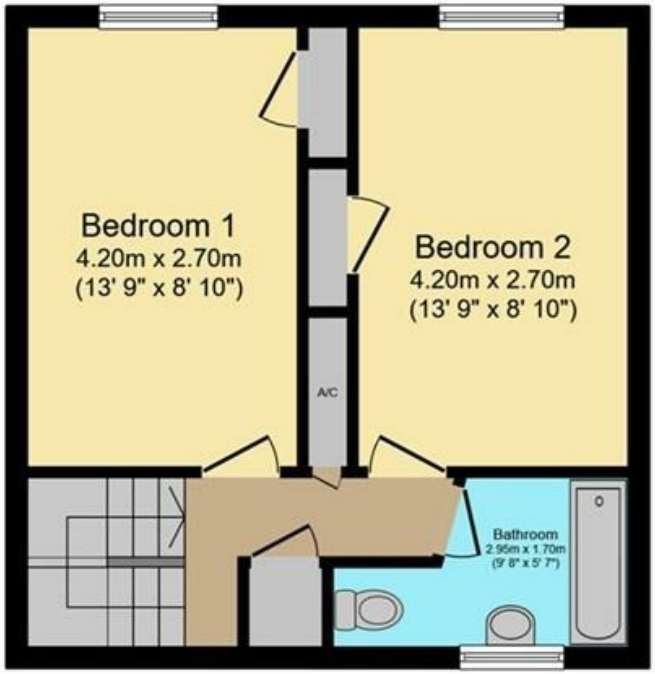


Ground Floor

Floor area 37.2 sq.m. (400 sq.ft.)

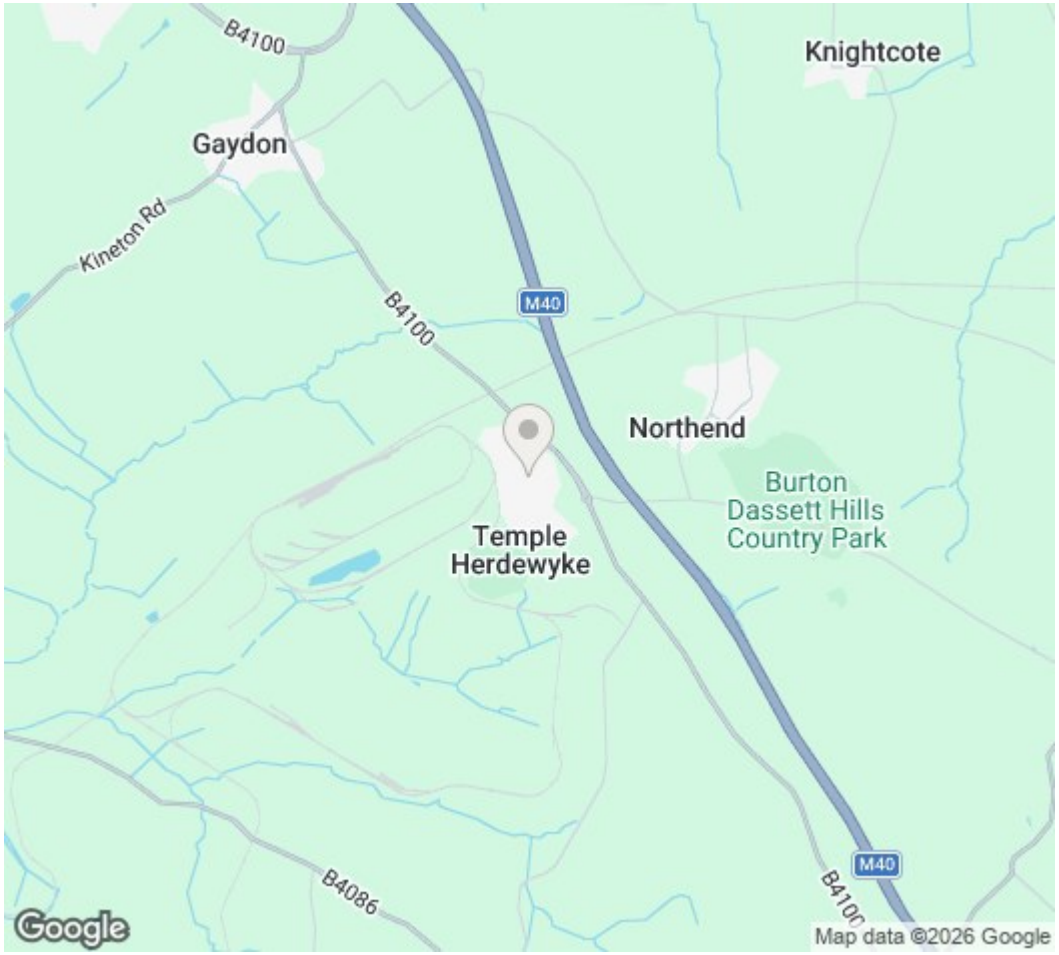


First Floor

Floor area 37.2 sq.m. (400 sq.ft.)

Total floor area: 74.4 sq.m. (801 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.