NIKKI HOMES
PROPERTY CONSULTANTS

Arras Boulevard, Hampton Magna, Warwick

Offers Over £325,000

3 bedroom detached house for sale | Freehold **SSTC**

UNEXPECTEDLY BACK ON THE MARKET

Arras Boulevard, a spacious three bedroom detached house which is positioned with attractive field views to rear and being offered with no onward chain.

Located in the village of Hampton Magna, this superb property is in ideal family home and perfect for those who commute to local towns and cities with Warwick Parkway Station being a moments walk away. A village shop and school brings convenience to the village as well as the A46 and M40 being only a short drive away.

The property is in need of modernisation but with that gives the new homeowner a chance to create there ideal home. To the ground floor there is a hallway which leads onto the spacious kitchen and a separate living / dining room with rear views. There is also an integrated single garage with offers scope for conversion subject to the relevant planning.

The first floor comprises two double bedrooms and a further single along with a three piece family shower room.

Externally, you benefit from having an attractive garden that is predominantly laid to lawn which backs onto a field and a driveway to front with further lawn space which could be transformed into a large drive.

Viewing is encouraged to avoid disappointment.

SERVICES We have been advised by the vendor that mains electricity, water and drainage are connected to the property. These details 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.

General Information .

Viewings
Strictly by prior appointment via the selling agent.

MONEY LAUNDERING REGULATIONS
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Please Note:
1: These particulars do not constitute part or all of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
3: Potential buyers are advised to re-check the measurements before committing to any expense.
4: Nikki Homes has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
5. No person in the employment of Nikki Homes has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Nikki Homes, nor enter into any contract on behalf of the Vendor.
6: Nikki Homes has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

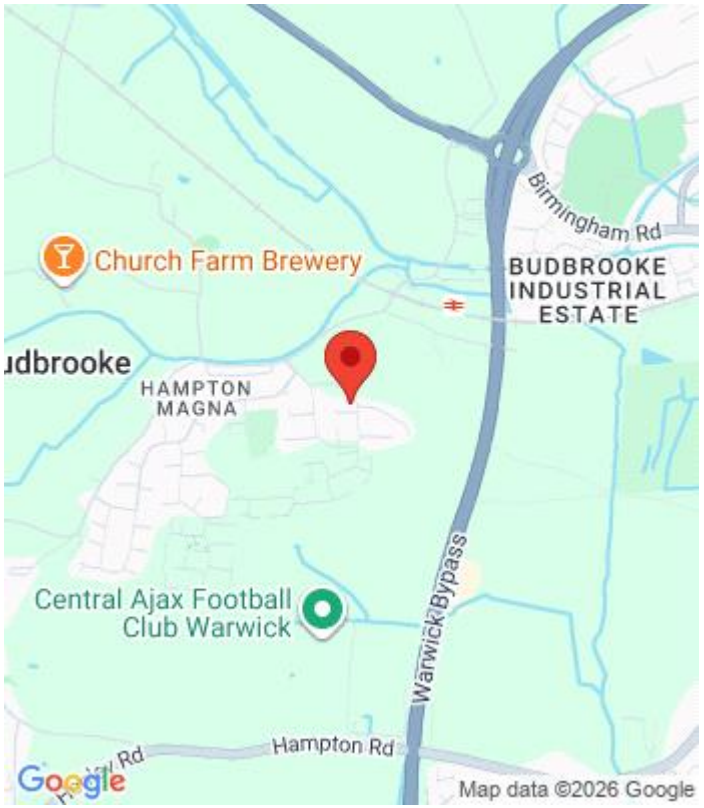
Tenure: Freehold
Parking options: Garage
Garden details: Private Garden

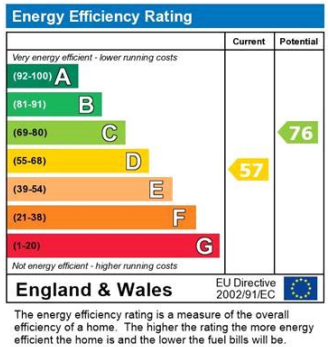
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

NOT TO SCALE

Approximate Total Floor Area
98.35 Sq m - 1059 Sq ft

This plan is for illustration purposes only





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

NIKKI HOMES
PROPERTY CONSULTANTS

Viewing by appointment only
Nikki Homes
Office 1, Reids Ind Estate , Welford Road, Long Marston, Warwickshire CV37 8RA
Tel: 01789 532211 Email: hello@nikkihomes.co.uk Website: nikkihomes.co.uk