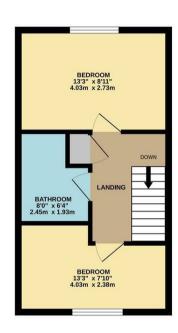
GROUND FLOOR 328 sq.ft. (30.5 sq.m.) approx. 1ST FLOOR 328 sq.ft. (30.5 sq.m.) approx.





TOTAL FLOOR AREA: 656 sq.ft. (60.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Booplan contained here, measurement of doors, windows, from and any other them are approximate and in resignability in Stahn fix any error. The stahn is any error of the stahn is standard or the stahn is any error of the stahn is any error

## charlesrose.

- 01926 832411
- info@charlesroseproperties.co.uk
- www.charlesroseproperties.co.uk

## 10 Phillips Way East, Hampton Magna Guide Price £300,000

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This attractive semi detached home was constructed in 2022 by renowned developers Bellway Homes to The "Joiner" design. Situated on the new desirable development Hampton Trove within the charming village of Hampton Magna. It is being sold with no onward chain and is well situated for Warwick Parkway train station and access to the A46/M40. The property offers modern interior with an entrance leading to a ground floor cloakroom, a well proportioned living room and a dining kitchen to the rear. The first floor offers two bedrooms and a family bathroom. Further advantages include a private driveway and a good sized private rear garden together with ample years left on the NHBC guarantees.







