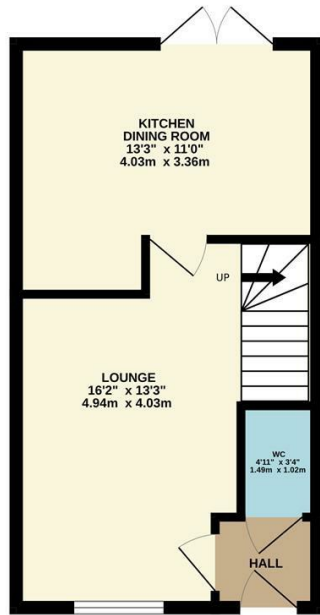


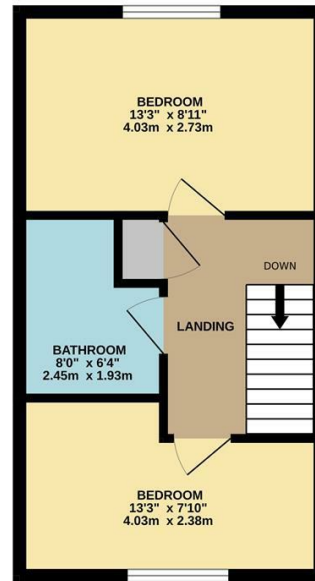
10 Phillips Way East, Hampton Magna
Guide Price £300,000

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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 floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

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