



**2 Hampton Court, Old Hampton Lane, Westcroft, WV10
8QZ**

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- Living room
- Sitting room
- Newly installed kitchen
- Bathroom
- 3 Bedrooms
- En-suite shower room
- Driveway
- Pleasant and well maintained rear garden

Ground floor

Entrance hall which has a composite style front door with attractive glass, a storage cupboard housing the hot water cylinder, hatch to roof space, internal door to the garage, a radiator and doors to...

Cloakroom which has a WC, wash hand basin, radiator and UPVC double glazed window with obscure glass to the fore.

Bathroom which has a wood panel bath, pedestal wash hand basin, WC, radiator, tiled flooring, fully tiled walls and UPVC double glazed window with obscure glass to the side.

Bedroom which has a radiator and UPVC double glazed window to the side.

Bedroom which has fitted wardrobes with matching overhead storage, a further built-in wardrobe, radiator and UPVC double glazed windows to the side with an internal door leading to...

En suite which has a shower cubicle, a pedestal wash hand basin, WC, radiator, fully tiled walls and tiled flooring.

Bedroom which has a built-in wardrobe, a radiator and UPVC double glazed windows to the fore.

Kitchen newly installed and fitted (2025) and enjoys a matching wall and base level units with work surfaces over, an integrated oven with electric hob and extractor fan over, 1 1/2 bowl sink unit with mixer tap, an integrated dishwasher, space for a fridge freezer, radiator, tiled flooring, UPVC double glazed window to the rear and an internal door leads to...

Utility which has a storage cupboard with work surface over, a sink with mixer tap, plumbing for a washing machine, space for dryer, radiator, tiled flooring and UPVC double glazed patio style door with obscure glass that leads outside.

Sitting room which has radiators x2, UPVC double glazed windows and patio doors that leads outside.

Living room which has a gas fire with feature wood surround, a radiator and UPVC double glazed bay window to the fore.

Outside

To the front of the property there is a drive that allows for off road parking.

Rear garden sweeps round the property and enjoys a manicured lawn and patio area.

Double garage which has up and over doors x2, houses a wall mounted gas boiler and has the benefit of power and light points.

EPC - C69

Tenure – we are advised the property is Freehold.

Services – we are advised all mains services are connected.

Council Tax – Band E (Buyers should be aware that improvements carried out by the seller may affect the property's council tax banding following a sale).

Anti Money Laundering & Proceeds of Crime Acts: To ensure compliance with the Anti Money Laundering Act and Proceeds of Crime Act: All intending purchasers must produce identification documents prior to the memorandum of sale being issued. If these are not produced in person we will require certified copies from professionals such as doctor, teacher, solicitor, bank manager, accountant or public notary. To avoid delays in the buying process please provide the required documents as soon as possible. We may also use an online service provider to also confirm your identity. A list of acceptable ID documents is available upon request. We will also require confirmation of where the funding is coming from such as a bank statement with funding for deposit or purchase price and if mortgage finance is required a mortgage agreement in principle from your chosen lender.



Important

We take every care in preparing our sales details. They are carefully checked, however we do not guarantee appliances, alarms, electrical fittings, plumbing, showers, etc. Photographs are a guide and do not represent items included in the sale. Room sizes are approximate. Do not use them to buy carpets or furniture. Floor plans are for guidance only and not to scale. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries, rights of way or compliance with local authority planning or building regulation control. You must take advice of your legal representative. Reference to adjoining land uses, i.e. farmland, open fields, etc does not guarantee the continued use in the future. You must make local enquiries and searches. We currently work with a number of recommended conveyancing partners including Move With Us Ltd, The Conveyancing Partnership Ltd and Move Reports UK Ltd and we currently receive a referral fee of £200 for each transaction.

