



SWIFT GARDENS

SOUTHAM, CV47 2TU

£360,000
FREEHOLD

Set on the outskirts of the highly desirable market town of Southam, is this well presented three-bedroom detached home. Spacious throughout and with a wealth of amenities on its doorstep, this lovely home has much to offer its next owners.

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- 3 Bedrooms • Garage • Driveway
- Parking • 7.2kW EV Charging Point • En Suite To Main
- Cul De Sac Location • Enclosed Rear Garden • Kitchen/Diner • Close To Amenities



Set on the outskirts of the highly desirable market town of Southam, is this well presented three-bedroom detached home. Spacious throughout and with a wealth of amenities on its doorstep, this lovely home has much to offer its next owners.

Upon entering the property, you are welcomed into a central entrance hallway that leads to all other rooms within the home.

Stretching the depth of the home is the open plan kitchen/diner that has been fully fitted with a range of wall and base units. This lovely space further benefits from an integrated halogen hob and electric oven with space for a freestanding dishwasher and washing machine and space for a family dining table.

Towards the rear of the property, you will find the lounge that is flooded with natural light thanks to the French doors that look out over the garden.

The downstairs accommodation also benefits from a downstairs w/c and understairs storage.

Upstairs briefly comprises of three bedrooms, an en suite shower room and a family bathroom.

The main bedroom is located at the front of the home, is a generously sized double room and offers the luxury of an en suite shower room that has been finished to a

modern standard in keeping with the rest of the home.

Bedroom two is a good-sized double room, with three being a small double that would also lend itself to the perfect home office or nursery.

The family bathroom is conveniently located between all bedrooms and is fitted with a modern tiled suite inclusive of a shower over the bath.

Leading outside this family home is blessed with a low maintenance rear garden that is laid mainly to lawn with a patio area that offers the perfect spot for alfresco dining and entertaining guests.

The versatile garage would lend itself to the perfect home gym or workshop and is complete with electrics.

This great property also benefits from off road parking, gas central heating and double glazing throughout. Surrounded by the South Warwickshire countryside, and with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

Tenure: Freehold

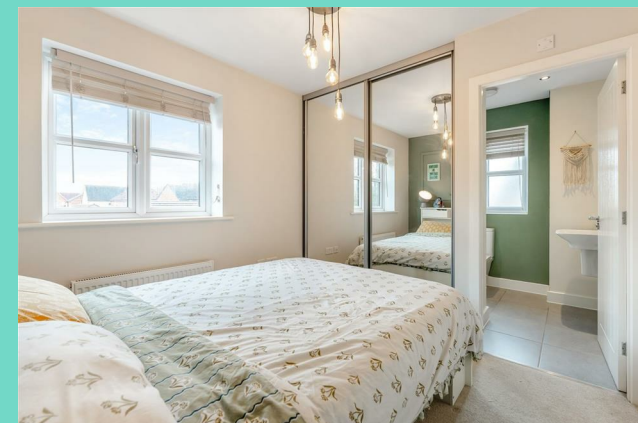
Council Tax Band: D

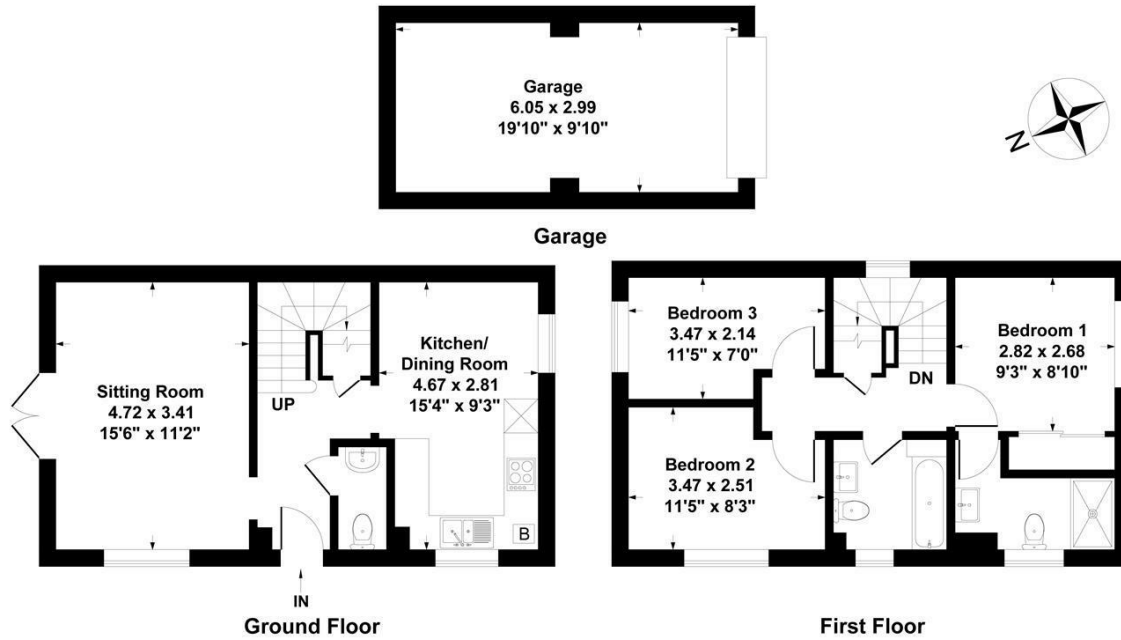
EPC: B

Local Authority: Stratford on Avon District Council

Maintenance fee: £200 per annum (APPROX)

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Ground Floor Approx Area = 40.21 sq m / 433 sq ft
First Floor Approx Area = 41.23 sq m / 444 sq ft
Garage Approx Area = 18.09 sq m / 195 sq ft
Total Area = 99.53 sq m / 1072 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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