



## GARDENERS WAY SOUTHAM, CV47 2EP

40% SHARED OWNERSHIP £106,000  
LEASEHOLD

Set on the outskirts of the highly desirable market town of Southam, is this spacious two-bedroom semi-detached home, offered as a 40% shared ownership. Well-presented throughout and with countryside walks close by, this lovely home has much to offer its next owners.

# GARDENERS WAY

- 40% Shared Ownership
- Two bedrooms
- Off Road Parking
- Kitchen/Diner
- High Quality Finish
- Downstairs W/C
- Close To Amenities
- Good Road Link Nearby



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

At the front of the house, you will find the spacious lounge that is flooded with natural light creating a bright and airy feel.

Leading towards the rear of the home is the fitted kitchen/diner with a range of wall and base units and is inclusive of a gas hob, electric oven, integrated fridge/freezer, undercounter space for a washing machine, freestanding dishwasher and a dining table. This great space also conveniently gives access to the rear garden through French Doors.

The downstairs accommodation also benefits from a downstairs w/c.

Upstairs briefly comprises of two bedrooms and a family bathroom.

The main bedroom is a generously sized double room complete with built in wardrobes and located at the rear of the home.

The second bedroom is located at the front of the home and is a further really good-sized double room that also benefits from a built-in wardrobe.

The family bathroom is conveniently located close to both bedrooms and is fully fitted with a tiled suite, inclusive of a shower over the bath and heated towel rail.

Outside, this modern home offers a secure rear garden that is laid mainly to lawn with a separate patio area. This lovely space is the perfect spot for alfresco dining in summer months.

The property further benefits from two allocated parking spaces, gas central heating and double glazing throughout.

Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this well presented property offers rural community living at its finest.

Tenure: Leasehold (119 years remaining)

Local Authority: Stratford On Avon District Council

EPC: B

Council Tax Band: C

Rent: £424.80 per month

Service Charge: £28.99 per month

Insurance: £20.44 per month

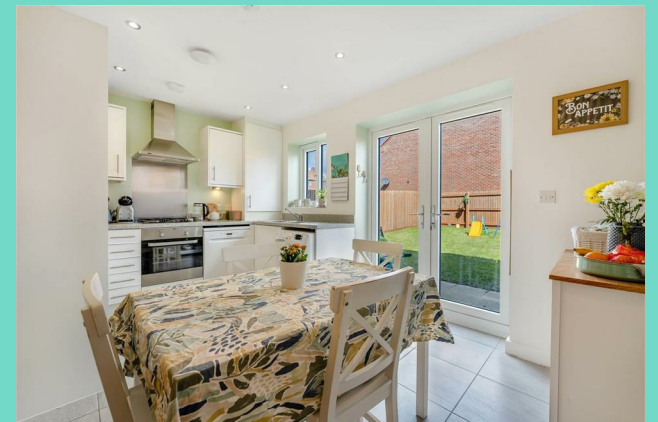
## Disclaimer

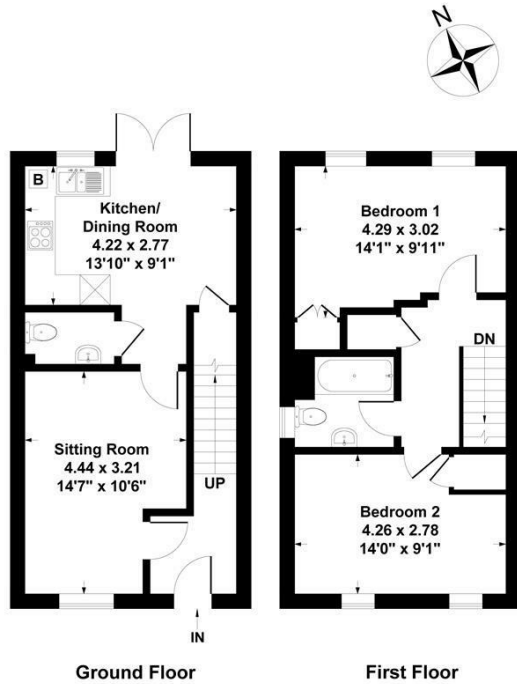
It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

Viewing - Strictly by appointment only with the appointed agents Inside Homes.



## GARDENERS WAY





Ground Floor Approx Area = 36.03 sq m / 388 sq ft  
 First Floor Approx Area = 36.03 sq m / 388 sq ft  
 Total Area = 72.06 sq m / 776 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			96
(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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