



LITTLE PARK

SOUTHAM, CV47 0JG

GUIDE PRICE £255,000
FREEHOLD

Set on a desirable road at the heart of the sought after market town of Southam, is this spacious three-bedroom terraced home. Within walking distance of the town centre and its amenities, this lovely home has much to offer its next owners.

LITTLE PARK

- 3 Bedrooms
- Close To Amenities
- Off Road Parking
- Perfect First Time Buy
- Great Investment Property
- Open Plan Living
- Downstairs W/C
- Low Maintenance Garden



IDEAL FOR FIRST TIME BUY OR INVESTMENT

Set on a desirable road at the heart of the sought after market town of Southam, is this spacious three-bedroom terraced home. Within walking distance of the town centre and its amenities, this lovely home has much to offer its next owners.

Upon entering the house, you are welcomed into the entrance hallway that leads into the main living area within the home.

The dual aspect, open plan lounge and kitchen, is very spacious with additional room for a family dining table. This lovely room provides a really attractive space with a genuine homely feel and the perfect spot for relaxing.

The kitchen is fitted with a range of modern wall and base units, complete with an integrated fridge/freezer, dishwasher, oven and gas hob. There is space and plumbing for a washing machine and dryer. This room is flooded with natural light and provides a bright and airy space with views overlooking the rear garden.

The first-floor accommodation comprises of three double bedrooms.

The main bedroom is located at the rear of the property and is generously sized with built in wardrobes.

Bedroom two, also located at the rear of the property is again generously sized and is complete with built in wardrobes.

Bedroom three is a good-sized double bedroom at the front of the home and would also make the perfect home office or nursery.

The bathroom is of a good size, is fully tiled and fitted with a toilet, hand basin and a shower cubicle.

Leading outside, is a low maintenance rear garden which is laid to patio offering a good space for alfresco dining.

This well positioned home further benefits from a downstairs WC and off road parking for two vehicles.

Tenure: Freehold

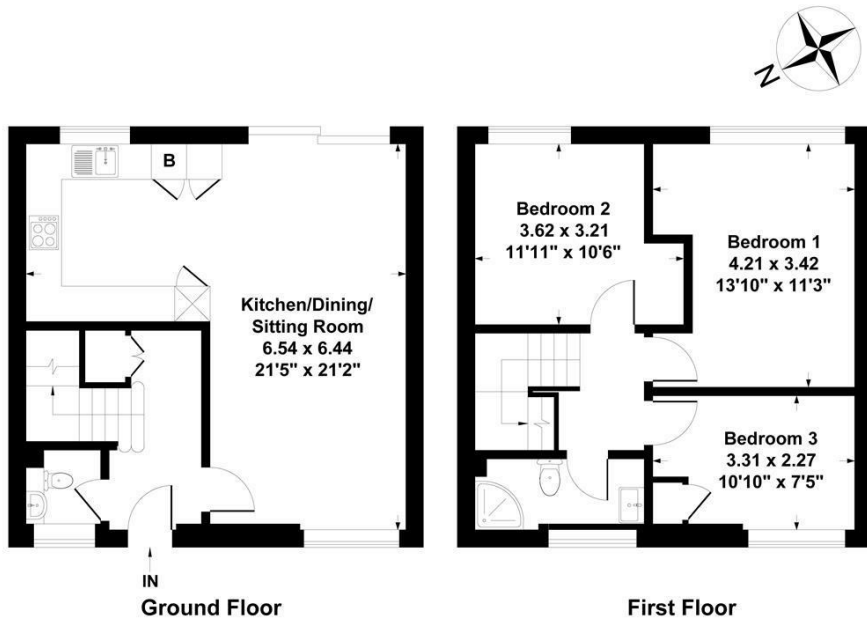
Local Authority: Stratford on Avon District Council

Council Tax Band: B

EPC: C

LITTLE PARK





Ground Floor Approx Area = 42.11 sq m / 453 sq ft
 First Floor Approx Area = 42.11 sq m / 453 sq ft
 Total Area = 84.22 sq m / 906 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		89
(81-91) B		
(69-80) C	75	
(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

Head Office Sales
 76 Coventry Street
 Southam
 Warwickshire
 CV47 0EA

01926 81 82 88
 support@insidehomeslimited.co.uk
 www.insidehomeslimited.co.uk