



BEECH CLOSE
SOUTHAM, CV47 1HU

GUIDE PRICE £285,000
FREEHOLD

Set on a quiet cul de sac at the heart of the market town of Southam, is this spacious and versatile, two-bedroom detached bungalow that has much to offer its next owners.

BEECH CLOSE

- Detached Bungalow
- Garage
- Off Road Parking
- Great Potential
- Quiet Cul De Sac
- Two Bedrooms
- Versatile
- Log Burner
- Close To Amenities



Upon entering the property, you are welcomed into a central porch, that leads to all other rooms in the home.

At the front of the home, you will find the galley style kitchen that has been fitted with a range of wall and base units. This kitchen is complete with an integrated oven, electric hob, under counter space for white goods and a side door that conveniently provides access to the rear garden.

Also located at the front of the home is the bright and airy lounge that is flooded with natural light thanks to the bay window at the front. This lovely space is complete with a log burner giving it a genuinely cosy feel.

At the rear of the property, you will find two double bedrooms that overlook the rear garden. The main room is complete with fitted wardrobes and fitted desk and bedroom two is complete with fitted wardrobes and dressing table.

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

Leading outside, this lovely home is blessed with a

substantial garden that is laid mainly to lawn with established foliage, making it wonderfully private and the perfect spot for al fresco dining and entertaining guests.

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

Tenure: Freehold

Local Authority: Stratford On Avon District Council

EPC: D

Council Tax: D

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.

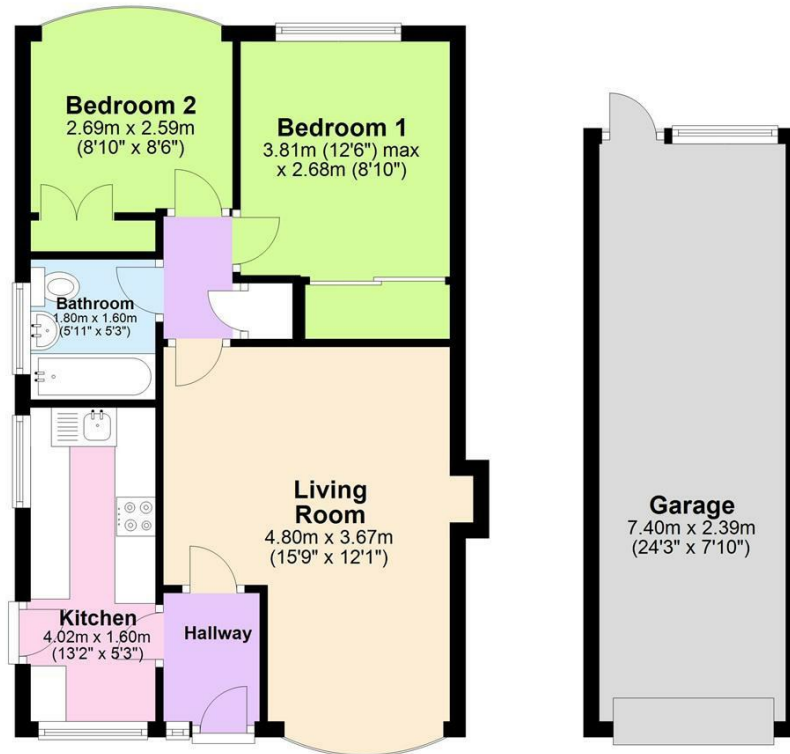


BEECH CLOSE



Ground Floor

Approx. 65.0 sq. metres (699.6 sq. feet)



Total area: approx. 65.0 sq. metres (699.6 sq. feet)

Measurements are approximate, not to scale. Illustration is for identification purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		68	
(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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