



ABBEY LANE

SOUTHAM, CV47 1HR

GUIDE PRICE £283,000
FREEHOLD

Set on a desirable road within the market town of Southam, is this well presented three-bedroom terraced home. With lots of space on offer and many amenities on its doorstep, this lovely home has much to offer its next owners.

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- Three Bedrooms • Lovely Enclosed Garden • Off Road Parking • Downstairs W/C • Well Presented • Close To Amenities • Charming Home • Perfect First Time Buy or Investment • Kitchen/Diner



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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 home, you will find the lounge that is flooded with natural light thanks to its bay window. This lovely space also benefits from a gas fireplace that gives it a genuinely homely feel.

Leading towards the rear of the home you will find the open plan kitchen/diner that is fully fitted with a range of wall and base units and is inclusive of an electric oven, induction hob, under counter space for white goods and room for a family dining table. This really is the heart of the home, offering views of the manicured rear garden through French doors.

The family bathroom is located on the ground floor and is fully fitted with a modern tiled suite and is inclusive of a shower over a 'p shaped' bath, heated towel rail and under sink storage.

The downstairs accommodation also includes a separate w/c and under stairs storage.

Upstairs briefly comprises of three bedrooms.

The main bedroom is a good-sized double room located at the front of the home and is fully fitted with built in wardrobes.

Bedrooms two and three are further good-sized rooms, both complete with fitted storage. Bedroom three would also lend itself to the perfect home office or nursery.

Leading outside you will find a beautiful rear garden laid mainly to lawn with a patio area and established foliage borders. This garden is a real haven and is the perfect spot for al fresco dining and entertaining guests.

The property also benefits from off road parking for two vehicles, gas central heating, double glazing throughout and a real sense of space and character thanks to the ceiling height. Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this beautiful home offers rural community living at its finest.

Local Authority: Stratford On Avon District Council

Council Tax: B

EPC: C

Tenure: Freehold

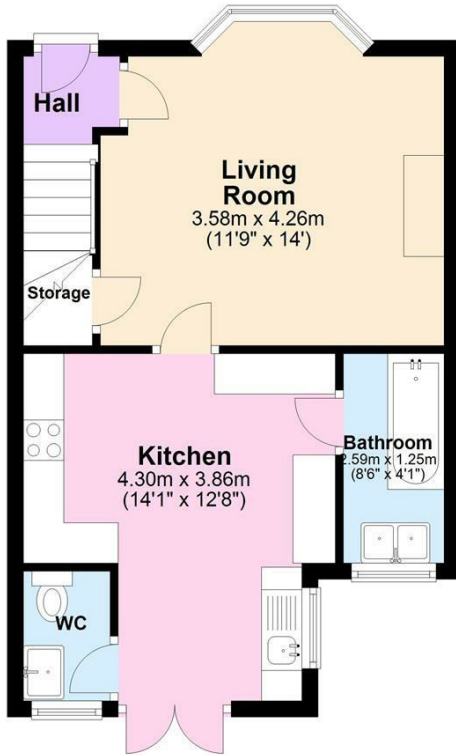


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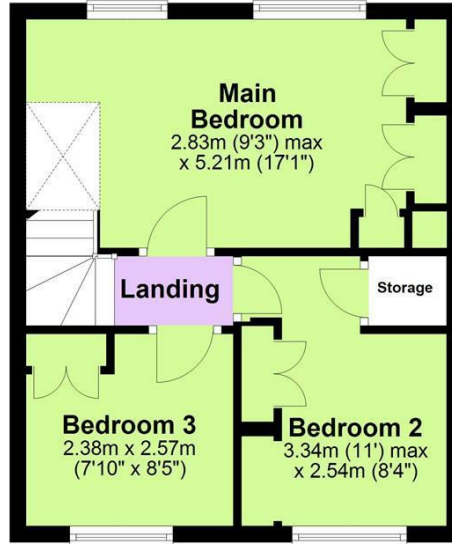
Ground Floor

Approx. 38.8 sq. metres (417.9 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.6 sq. feet)



Total area: approx. 71.4 sq. metres (768.5 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			87
(81-91) B			
(69-80) C		70	
(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