



## MOUNTFIELD GARDENS

SOUTHAM, CV47 1PJ

£220,000  
FREEHOLD

Tucked away in the heart of Southam is this charming, two-bedroom cottage. Recently renovated, situated on a private road and spacious throughout, this lovely home has much to offer its next owners.

# MOUNTFIELD GARDENS

- Two double bedrooms
- Newly renovated
- Off road parking
- Log burner
- Newly fitted bathroom
- Walking distance to Southam town centre
- Landscaped garden
- Perfect first time buy



Tucked away in the heart of Southam is this charming, two-bedroom cottage. Recently renovated, situated on a private road and spacious throughout, this lovely home has much to offer its next owners.

You are welcomed into the property via a spacious porch which is inclusive of storage units that have plumbing for a washer/dryer, and allows access to the ground floor accommodation.

The living room is located to the rear of the home and is flooded with natural light thanks to the patio doors overlooking the rear garden. This beautiful room also features a log burner, offering a real homely feel and is perfect for cosy evenings.

Located at the front of the property is the modern, newly fitted kitchen inclusive of a range of wall and base units and is complete with integrated oven, electric hob and undercounter space for white goods.

This wonderful room also benefits from ample space for a dining table.

The kitchen conveniently gives access to the downstairs bathroom, which is a spacious and newly fitted, modern tiled suite inclusive of a waterfall shower over the bath.

Upstairs you will find two generous double bedrooms.

The main bedroom you will find at the rear of the

property and has been decorated to a neutral palette in keeping with the rest of the home.

Bedroom two is also a good-sized double room located at the front of the home that benefits from built in storage.

Outside the property boasts both front and rear gardens. The rear garden has been newly landscaped with a patio area and lawn. This is certainly a sun trap in the summer months and the perfect spot for alfresco dining or entertaining guests.

This lovely home further benefits from double glazing throughout, brand new energy efficient immersion heater, off road parking and is within walking distance to all the amenities that Southam has to offer. Being newly renovated, this stunning property is turnkey ready for its next owners making it the perfect first time buy or investment.

Council Tax Band: B

Local Authority: Stratford on Avon District Council

Tenure: Freehold

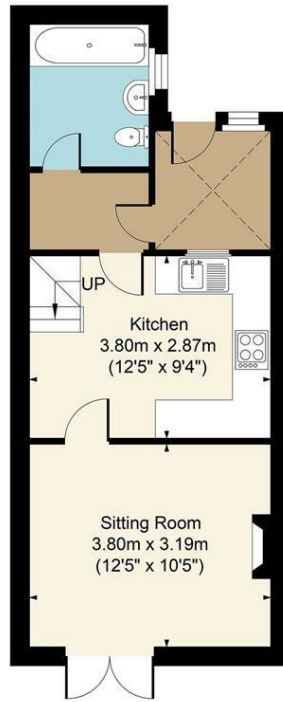
EPC: E

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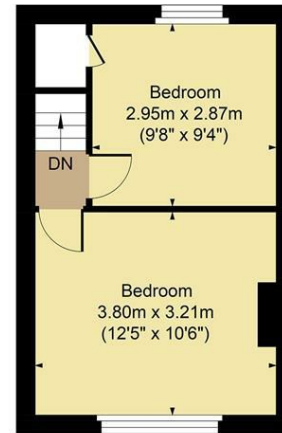


## 5 Mountfield Gardens Southam CV47 1PJ

Main House Approx. Gross Internal Area:- 57.46 sq.m. 618 sq.ft.



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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