



MOUNTFIELD GARDENS

SOUTHAM, CV47 1PJ

OFFERS OVER £175,000
FREEHOLD

Conveniently situated in the heart of Southam, is this versatile two-bedroom cottage. With character and potential throughout, this home has much to offer its next owners.

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- Two double bedrooms
- Potential throughout
- Newly fitted bathroom
- Off road parking
- Walking distance to Southam town centre
- Large front garden

Conveniently situated in the heart of Southam, is this versatile two-bedroom cottage. With character and potential throughout, this home has much to offer its next owners.

You are welcomed into the property via a spacious porch, which 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 great room also features built in storage units.

The kitchen is fitted with a range of wall and base units and offers plenty of space for white goods and further room for a dining table.

The bathroom is located on the ground floor at the front of the property and is decorated to a high standard with a large shower cubicle inclusive of electric shower.

Upstairs you will find two generous double bedrooms.

The main bedroom is located to the rear of the home, offers views over the private courtyard garden and

benefits from built in wardrobes.

Bedroom two is located at the front of the home and further benefits from a built-in wardrobe.

Outside the property boasts both front and rear gardens. The front garden is laid mainly to lawn and offers a real sense of community living, perfect for an allotment space or entertaining guests in the summer months.

The rear garden is a low maintenance courtyard area and a genuine suntrap, ideal for alfresco dining.

This lovely home further benefits from double glazing throughout, off-road parking and is within walking distance to all the amenities that Southam has to offer.

Council Tax band: B

Local Authority: Stratford on Avon District Council

Tenure: Freehold

EPC: E

Probate has been granted

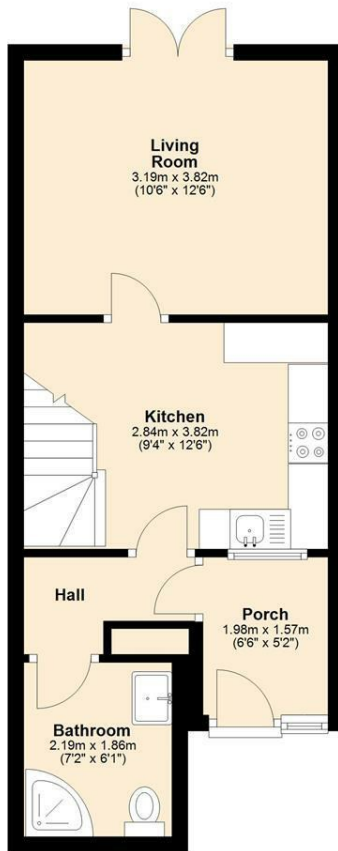


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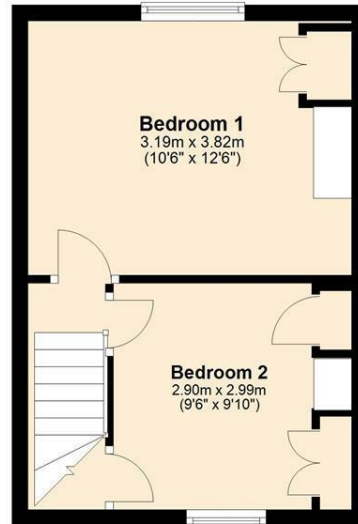
Ground Floor

Approx. 33.6 sq. metres (361.4 sq. feet)



First Floor

Approx. 24.3 sq. metres (261.7 sq. feet)



Total area: approx. 57.9 sq. metres (623.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C			
(55-68) D		54	
(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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