



BEECH CLOSE

SOUTHAM, CV47 1HU

GUIDE PRICE £365,000
FREEHOLD

Set on a desirable road at the heart of the popular market town of Southam, is this spacious three-bedroom detached home. With great potential throughout and great amenities close by, this lovely home has much to offer its next owners.

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• Desirable Location • 3

Bedrooms • Detached • Garage • Off Road

Parking • Potential Throughout • Close To

Amenities • Enclosed Rear Garden

Set on a desirable road at the heart of the popular market town of Southam, is this spacious three-bedroom detached home. With great potential throughout and great amenities close by, this lovely home has much to offer its next owners.

Upon entering the property, you are welcomed into a bright and airy entrance hall that leads to all other rooms within the home.

At the front of the property, you will find the spacious lounge that is flooded with natural light thanks to the bay window making it the perfect spot for relaxing with the family.

The lounge seamlessly flows into the separate dining room that offers views of the rear garden through patio doors.

At the rear of the home, you will find the kitchen that has been fully fitted with a range of wall and base units and is complete with space for a freestanding oven, integrated washer/dryer and further room for white goods. The kitchen also conveniently gives access to the rear garden.

Upstairs briefly comprises of three bedrooms and a family bathroom.

The main bedroom is found at the front of the home

and is a generously sized double room, bedroom two is a further double room at the rear of the property, whilst bedroom three is a good-sized single room that would also lend itself to the perfect home office or nursery.

The family bathroom is conveniently located close to all bedrooms and is of a great size. The bathroom is complete with a separate bath and shower cubicle.

Leading outside this lovely property offers a private and enclosed rear garden, laid mainly to lawn with established foliage borders and a patio area, making it the perfect spot for alfresco dining and entertaining guests.

This great home also benefits from a garage complete with electrics, off road parking, gas central heating and double glazing throughout.

Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers rural community living at its finest.

Tenure: Freehold

Council Tax Band: D

EPC: D

Local Authority: Stratford On Avon District Council

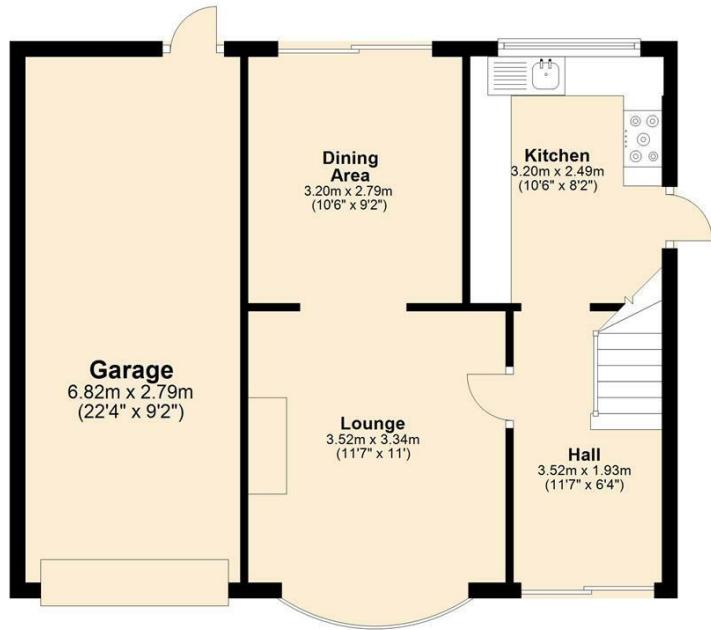


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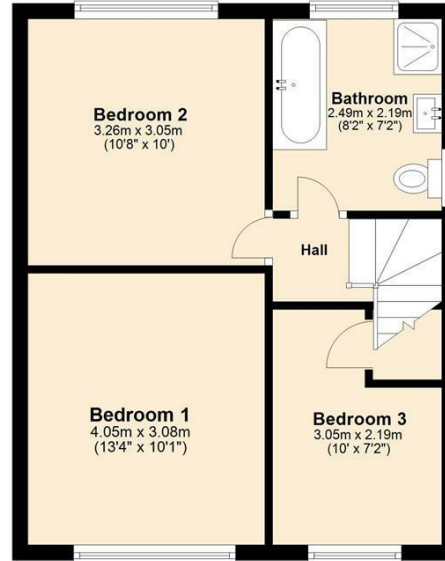
Ground Floor

Approx. 56.7 sq. metres (609.9 sq. feet)



First Floor

Approx. 38.4 sq. metres (413.3 sq. feet)



Total area: approx. 95.1 sq. metres (1023.3 sq. feet)

For illustrative purposes only, not to scale. The position and size of doors, windows appliances and other features are approximate only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		66	
(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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