



NELSONS WAY

SOUTHAM, CV47 8PL

GUIDE PRICE £260,000
FREEHOLD

Set in the popular village of Stockton and is within easy walking distance of the local school and amenities is this well presented two-bedroom end terrace home. Nicely finished throughout, this lovely home has much to offer its next owners.

NELSONS WAY

- Two Bedrooms
- Village Location
- Allocated Parking
- Enclosed Rear Garden
- Open Plan
- Canal Walk Near By
- Close To Local Amenities



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As you enter the property you are welcomed into a modern and open plan living space that is made up of a lounge and kitchen.

The kitchen is fully fitted with a range of wall and base units and is inclusive of an integrated dishwasher, gas hob and electric oven as well as space for a freestanding fridge/freezer.

The lounge is the perfect spot to relax and is flooded with natural light thanks to the glass door that conveniently gives access to the rear garden.

The downstairs accommodation also benefits from a downstairs w/c and a large utility cupboard that currently houses a washing machine.

Upstairs briefly comprises of two bedrooms and a bathroom.

The main bedroom is located at the front of the home and is a good-sized double room. Bedroom two is another large double room located at the rear of the home that would also lend itself to the perfect home

office or nursery.

Outside the garden is laid mainly to lawn with a patio that is perfect for alfresco dining and entertaining guests. This well-manicured garden also benefits from side gated access.

This lovely home also benefits from 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

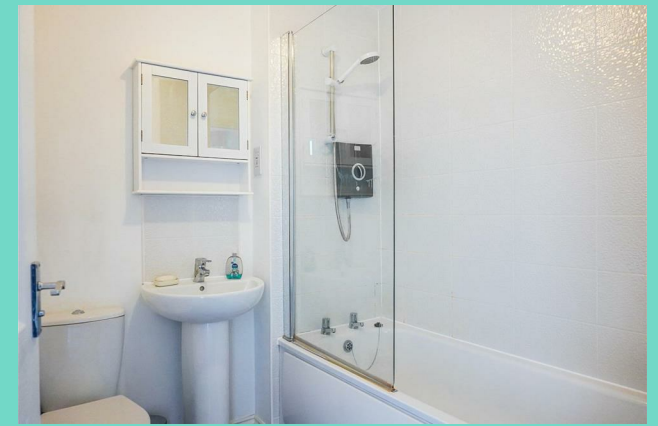
Local Authority: Stratford on Avon District Council

Council Tax Band: B

EPC: B

Maintenance Fee:

NELSONS WAY



GROUND FLOOR
350 sq.ft. (32.6 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 703 sq.ft. (65.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(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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