



POUND WAY
SOUTHAM, CV47 1GT

GUIDE PRICE £285,000
FREEHOLD

Set in the heart of the highly desirable market town of Southam, is this well presented three-bedroom mid-terraced family home. With lots of amenities close by, this lovely home has much to offer its next owners.

POUND WAY

- Three Bedrooms • Two Allocated Parking Spaces • Enclosed Rear Garden • Large Lounge • Conservatory • Downstairs W/C • Walking Distance To The Town Centre • NO CHAIN



Set in the heart of the highly desirable market town of Southam, is this well presented three-bedroom mid-terraced family home. With lots of amenities close by, this lovely home has much to offer its next owners.

You are welcomed into the home via a bright and spacious hallway, which gives access to all other rooms and benefits from a large built-in storage cupboard.

The warm and inviting lounge/diner is located to the rear of the property. Generous in size, allowing plenty of space for family dining or unwinding after a busy day. The large window and patio doors, leading through to the Conservatory, allow the room to be flooded with natural light and offers views over the private rear garden.

The kitchen is located to the front of the property and is fitted with a range of wall and base units; complete with integrated electric oven, gas hob and space for a freestanding fridge freezer and washing machine.

Upstairs briefly comprises three bedrooms and a family bathroom.

The main bedroom is a generously sized double

room, located at the rear of the home, overlooking the rear garden and complete with built-in double wardrobes and dressing area.

Bedrooms two and three are generous single rooms that would also lend themselves to the perfect home office or nursery.

The family shower room is partially tiled and fitted with a modern suite, complete with large walk-in shower.

Outside is the fully enclosed, low maintenance, rear garden with mature borders, perfect for alfresco dining. This lovely space offers a real sense of privacy.

This lovely home also benefits from a downstairs w/c, gas central heating, double glazing throughout and allocated parking for two vehicles. With a wealth of amenities on its doorstep and within walking distance to Southam town centre, this home has much to offer its next owners.

Council Tax Band: C

EPC: C

Tenure: Freehold

Local Authority: Stratford on Avon District Council

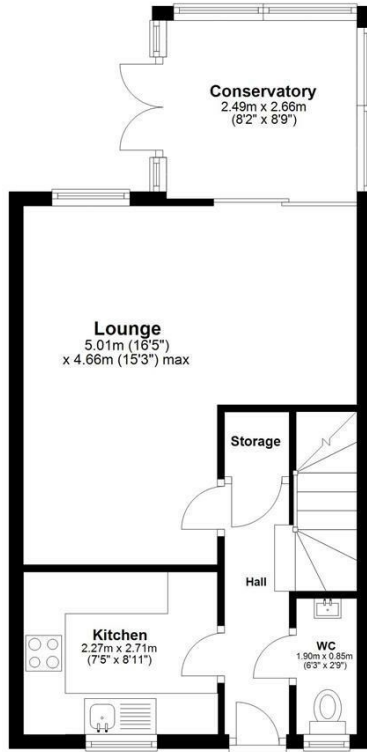


POUND WAY



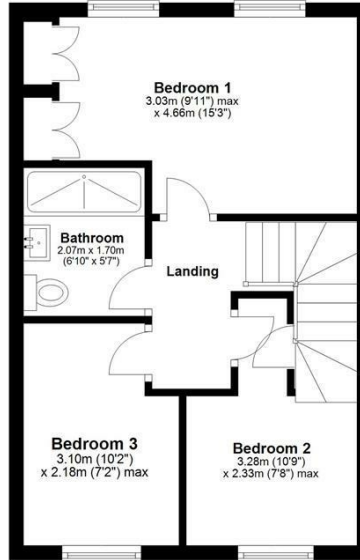
Ground Floor

Approx. 41.3 sq. metres (444.1 sq. feet)



First Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



Total area: approx. 77.9 sq. metres (838.6 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			88
(81-91) B		74	
(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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