



PARK LANE

SOUTHAM, CV47 0JA

OFFERS IN THE REGION OF £265,000
FREEHOLD

Set on a desirable road at the heart of the sought after market town of Southam, is this spacious, well presented, three-bedroom end terraced home. Within walking distance of the town centre and its amenities, this lovely home has much to offer its next owners.

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- Large Rear Garden
- 3 Bedrooms
- Turn-key Ready
- Downstairs WC
- Gas Central Heating
- Potential For Extension STPP
- Side Garden
- Brick Built Store
- Close To Amenties



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Upon entering the house, you are welcomed into the entrance hallway that leads to all other rooms within the house.

The dual aspect, open plan lounge, is very spacious, fitted with an electric fireplace and additional room for a family dining table. This lovely room provides a really attractive space with a genuine homely feel, offering the perfect spot for relaxing with family providing access to the rear garden through French doors.

The kitchen is fitted with a range of modern wall and base units, complete with an integrated fridge/freezer, oven and gas hob. There is space and plumbing for a washing machine. This room is flooded with natural light and provides a bright and airy space as well as giving access to the rear garden.

The first-floor accommodation comprises of two double bedrooms, a further single bedroom and the family bathroom.

The main bedroom is located at the rear of the property and is generously sized, with built in wardrobes and generous windows, flooding the room with natural light.

Bedroom two, also located at the rear of the property is again a great size and is complete with a built in wardrobe.

Bedroom three is a good-sized single bedroom at the front of the home, that would also make the perfect home office or nursery.

The bathroom is of a good size, is fully tiled and fitted with a toilet, hand basin, bath and a double shower cubical.

Leading outside, is a low maintenance rear garden which is laid to patio offering a good space for alfresco dining, featuring a brick built store perfect for storage. To the side of the property is a further side garden that is laid mainly to lawn with established flower bed, foliage borders, as well as offering great potential for extension (STPP).

This well positioned home further benefits from a downstairs W/C, a landscaped front garden laid to patio and established flower beds,

Tenure: Freehold

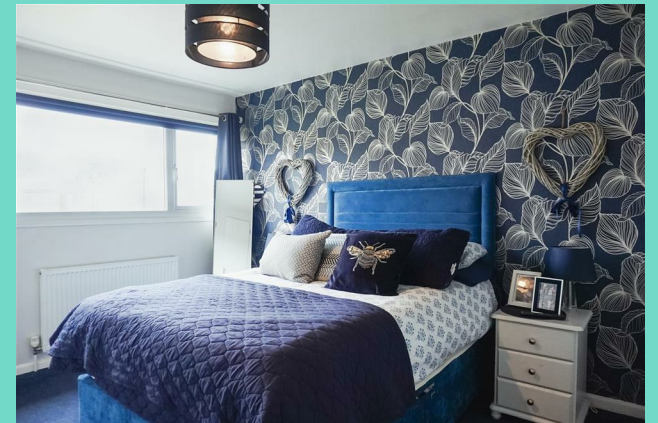
Local Authority: Stratford Upon Avon District Council

Council Tax Band: B

EPC: D

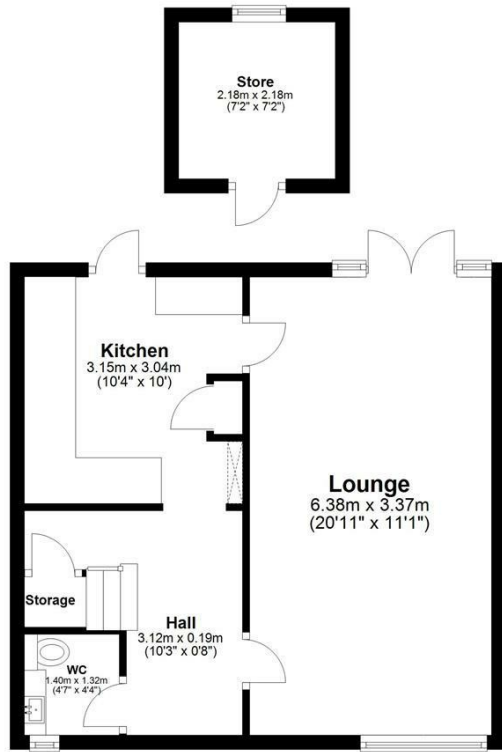


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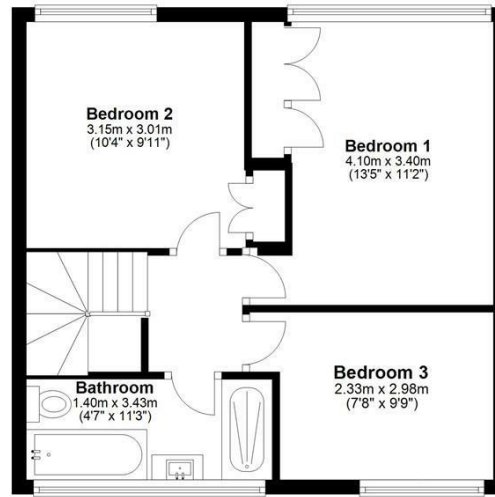
Ground Floor

Main area: approx. 37.0 sq. metres (398.6 sq. feet)
Plus outbuildings, approx. 4.8 sq. metres (51.2 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.7 sq. feet)



Main area: Approx. 78.6 sq. metres (846.3 sq. feet)

Plus outbuildings, approx. 4.8 sq. metres (51.2 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			84
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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