



## ST. JAMES ROAD

SOUTHAM, CV47 0LZ

GUIDE PRICE £310,000  
FREEHOLD

Set at the heart of the desirable market town of Southam, is this well presented three-bedroom, semi-detached home. With lots of space throughout and lots of amenities on its doorstep, this lovely home has much to offer its next owners.

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- 3 Bedrooms • Off Road Parking • Wrap Around Garden • Large Utility Room • Downstairs W/C • Seperate Dining Room • No Chain • Close To Amenities • Nicely Presented • Close To Schools



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Upon entering the property, you are welcomed into an entrance porch and hallway that leads to all other rooms within the home.

At the heart of the home, you will find the spacious lounge that is flooded with natural light and complete with a feature fireplace providing a genuinely homely feel, as well as giving access to the rear garden.

Situated at the front of the home you will find the fully fitted kitchen that is complete with a range of wall and base units and is inclusive of an integrated hob, electric oven and free-standing space for white goods.

The kitchen also conveniently gives access to the utility room that offers a further sink, storage and undercounter space for white goods. The utility room also gives access to the rear garden.

Situated at the rear of the home is the separate dining room that offers a great space for family dining and is complete with a feature fireplace.

The downstairs accommodation also benefits from a downstairs w/c.

Upstairs briefly comprises of three bedrooms and a family bathroom.

The main and second bedroom are located at the rear of the home overlooking the garden and are both generously sized

double rooms. Bedroom three is a good-sized single room that would also lend itself to the perfect home office or nursery.

The family bathroom is situated close to all bedrooms and is complete with a white tiled suite inclusive of a shower over the bath and heated towel rail.

Leading outside this lovely property is home to a wrap around garden that is laid mainly to lawn offering a great space for alfresco dining and entertaining guests, as well as great potential for extension (STPP).

This lovely home also benefits from of 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 home offers rural community living at its finest.

Tenure: Freehold

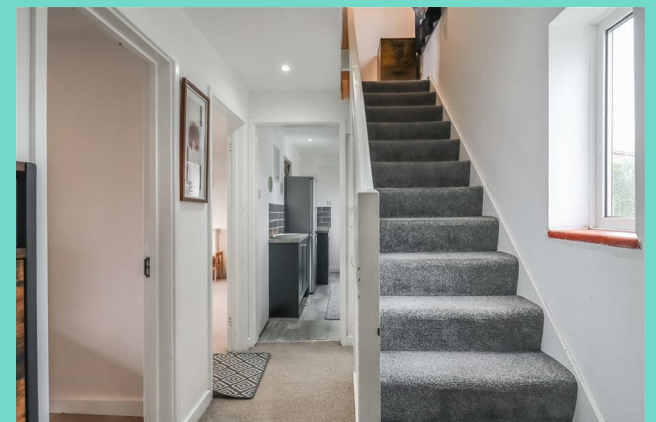
Council Tax Band: B

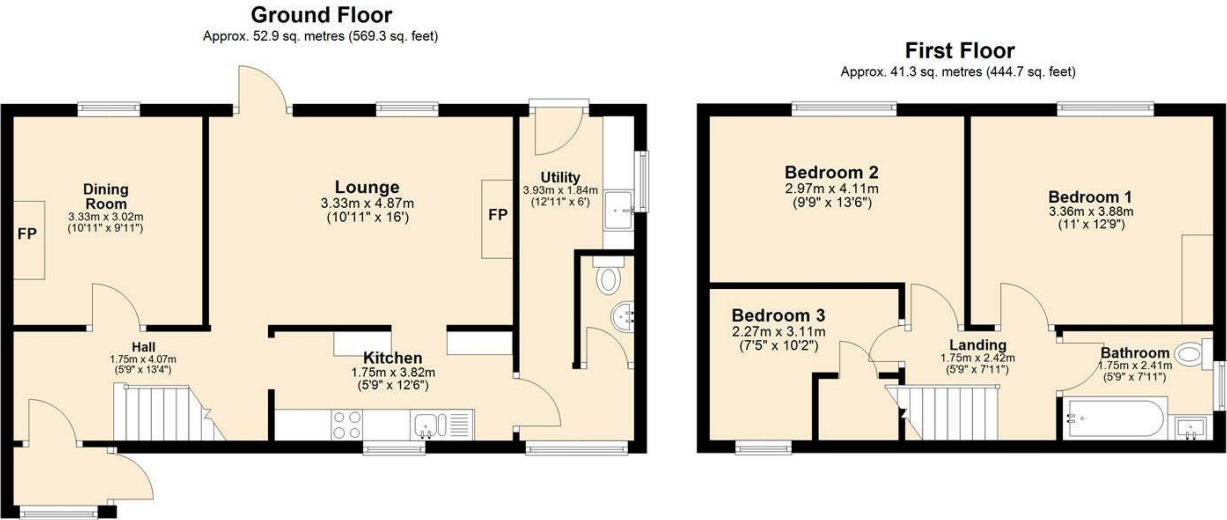
Local Authority: Stratford On Avon District Council

EPC: D



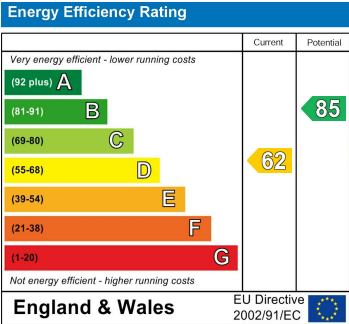
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Total area: approx. 94.2 sq. metres (1014.0 sq. feet)

This plan is for illustrative purpose only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s)  
Plan produced using PlanUp.



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

Head Office Sales  
76 Coventry Street  
Southam  
Warwickshire  
CV47 0EA

01926 81 82 88  
support@insidehomeslimited.co.uk  
www.insidehomeslimited.co.uk