



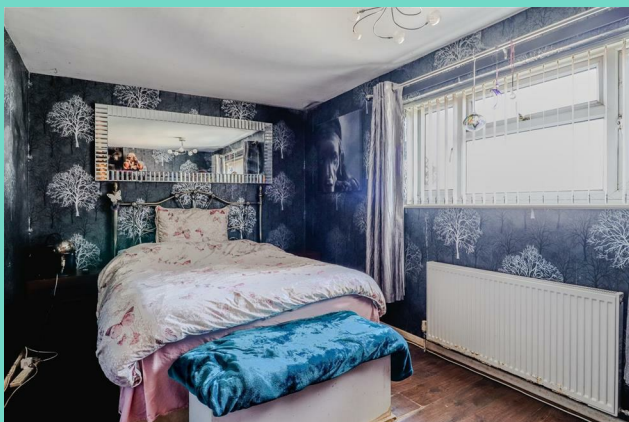
MILL ROAD SOUTHAM, CV47 0LS

OFFERS IN THE REGION OF £225,000
FREEHOLD

Set at the heart of the highly desirable market town of Southam is this well positioned three bedroom, mid-terrace home. Within great school catchment and close to local amenities, this home has much to offer its next owners.

MILL ROAD

- 3 Bedrooms • Generous Garden • Close To Amenities • Great Road Links Nearby • Spacious Kitchen • Great First Time Buy • Perfect Investment Property • Within Walking Distance Of Town • Close To Schools



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

At the front of the property, you will find the bright and airy lounge that is flooded with natural light and is complete with a feature electric fireplace.

Leading through to the rear of the property you will find the kitchen that is fitted with a range of wall and base units and is complete with an integrated electric hob, oven and under counter space for white goods. The kitchen also conveniently gives access via a stable door to the rear garden and is home to a under stairs fitted storage cupboard.

Upstairs briefly comprises of three bedrooms, a shower room and w/c.

The main bedroom is a generous double room that's located at the rear home.

Bedroom two is a further double room situated at the front of the property and is complete with a fitted storage cupboard. Bedroom three is a single room that would also lend itself to the perfect home office or nursery.

The shower room is fitted with a sizeable shower cubicle, heated towel rail and is finished with a tiled

suite.

Conveniently situated next to the bathroom is the separate w/c.

Leading outside the home is blessed with a large, enclosed rear garden that is laid mainly to lawn with a hard standing area that is perfect for alfresco dining in the summer months. The rear garden also has side access to the front of the property via an alley way.

The property further benefits from gas central heating, double glazing throughout and lots of amenities on its doorstep.

Tenure: Freehold

Local Authority: Stratford On Avon District Council

EPC: D

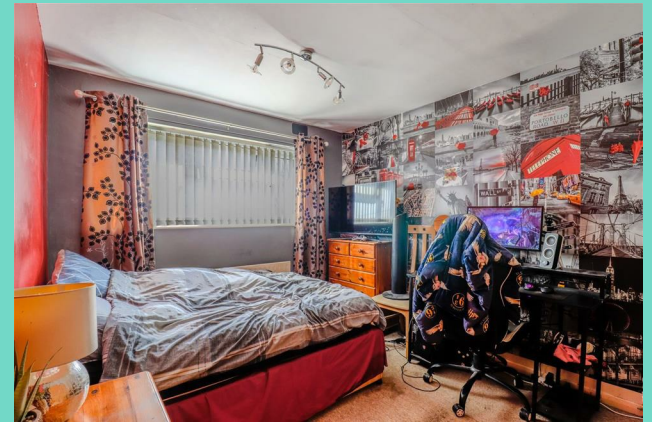
Council Tax Band: B

Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography

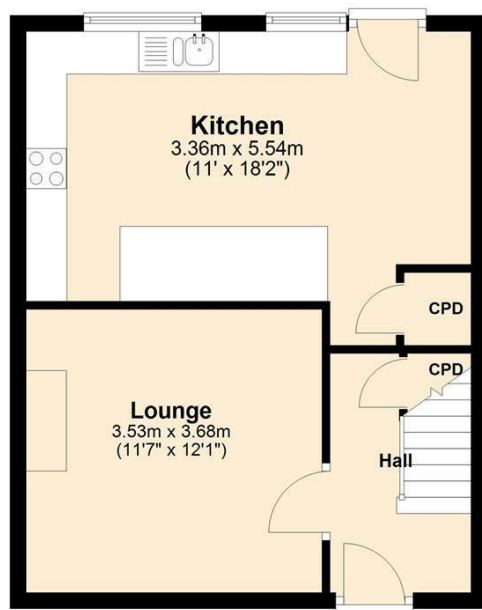


MILL ROAD



Ground Floor

Approx. 38.2 sq. metres (411.3 sq. feet)



First Floor

Approx. 45.5 sq. metres (489.6 sq. feet)



Total area: approx. 83.7 sq. metres (900.9 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.



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

83

63

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