



## SOUTHAM CRESCENT

LIGHTHORNE HEATH, CV33 9TJ

GUIDE PRICE £245,000

Set at the heart of the well positioned village of Lighthorne Heath, is this attractive three-bedroom terraced home. With lots of space on offer and great road links nearby, this lovely home has much to offer its next owners.



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- 3 Bedrooms • Generous Garden • Summer House • Kitchen/Diner • Great First Time Buy or Investment • Log Burner • Great Road Links • Close To Amenities



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

Stretching the depth of the property you will find the open plan kitchen/diner that is complete with a range of base units and is finished with under counter space for white goods and ample room for a family dining table.

Conveniently located just off the kitchen is the versatile lean to, that is currently being used as a utility area. The lean to also conveniently gives access to the front and rear garden.

The lounge is located at the rear of the home and is a bright and airy room that is flooded with natural light. This spacious room is complete with a feature log burner, offering the perfect space to relax of an evening.

Upstairs briefly comprises of three bedrooms and a family bathroom.

The main bedroom and bedroom two are both good sized double rooms located at the rear of the home, benefitting from fitted wardrobes.

Bedroom three is a generous single room, complete with fitted wardrobes that would also lend itself to the perfect home office or nursery.

The family bathroom is conveniently located close to all bedrooms and is finished with a tiled suite and is inclusive of a shower over the bath.

Outside this lovely home is blessed with a generous and enclosed rear garden that is laid mainly to lawn and is complete with an attractive summer house that's perfect for storage.

This home also benefits from electric heating, double glazing throughout and a low maintenance gravelled front garden.

Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this home boasts rural community living.

Tenure: Freehold

Local Authority: Stratford On Avon District Council

EPC: E

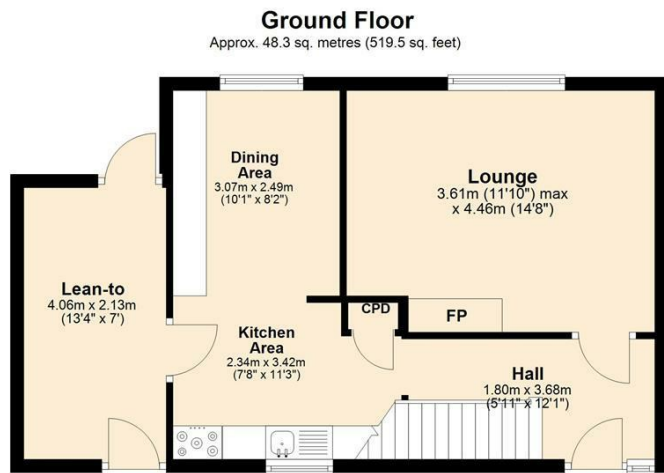
Council Tax Band: B



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**Total area: approx. 87.4 sq. metres (940.3 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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

Head Office Sales  
76 Coventry Street  
Southam  
Warwickshire  
CV47 0EA

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