



## BRIDGE END

SOUTHAM, CV47 1PD

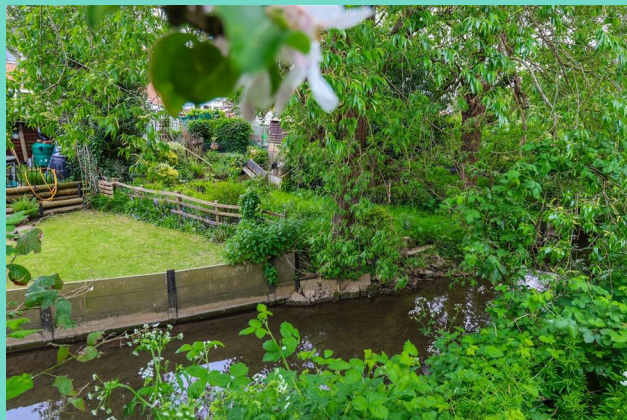
OFFERS IN THE REGION OF £299,000  
FREEHOLD

Set at the heart of the highly desirable market town of Southam, is this spacious three-bedroom semi-detached home. With great potential throughout and a wealth of amenities on its doorstep, this lovely home has much to offer its next owners.



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- 3 Bedrooms • Garage • Off Road Parking • Wrap Around Garden • Great Potential • Close To Amenities • Great Road Links Nearby • Quiet Cul De Sac Location



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Upon entering the home, you are welcomed into the porchway that leads into the hallway, giving access to the rest of the home.

Just off the hallway you will find the fully fitted galley kitchen that is complete with a range of wall and base units. The kitchen offers under counter space for white goods and access into the lean-to conservatory that would make the ideal boot room leading to the rear garden.

Situated at the rear of the home is the bright and airy lounge diner that is flooded with natural light and offers views of the rear garden. This relaxing space also offers ample space for a separate living and dining area.

The downstairs accommodation also consists of a w/c.

Upstairs briefly comprises of three bedrooms and a family bathroom.

The main bedroom is a good-sized double room located at the rear of the home, with bedroom two being a further good-sized double at the front of the home.

Bedroom three is a single bedroom that would also lend itself to the perfect home office or nursery.

The family bathroom is conveniently located close to all bedrooms and is complete with a shower over the bath and a storage cupboard.

Leading outside, this home is graced with a generous wrap-around garden, primarily laid to lawn, and delightfully bordered by the River Stowe at its edge.

This family home also benefits from great potential, a single integral garage with electric door, off 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 lovely property offers rural community living to its next owners.

Tenure: Freehold

EPC:D

Council Tax Band: C

Local Authority: Stratford On Avon District Council





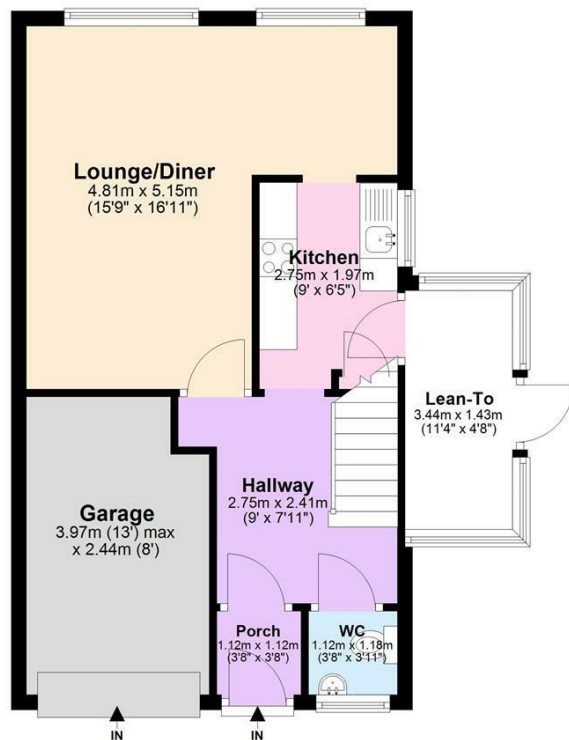
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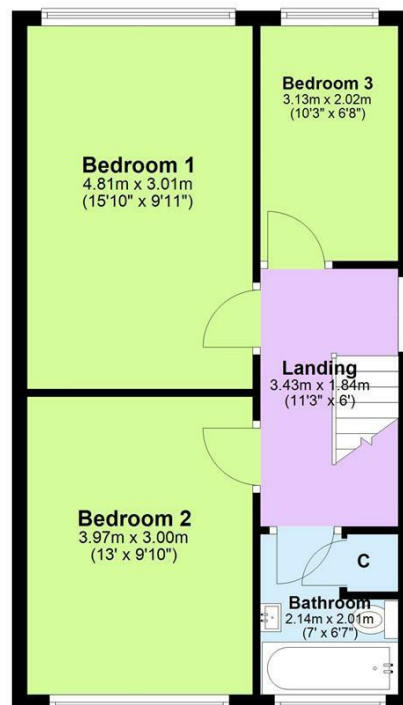
## Ground Floor

Approx. 47.3 sq. metres (509.1 sq. feet)



## First Floor

Approx. 44.9 sq. metres (483.5 sq. feet)



This plan is for illustrative purposes 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

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