



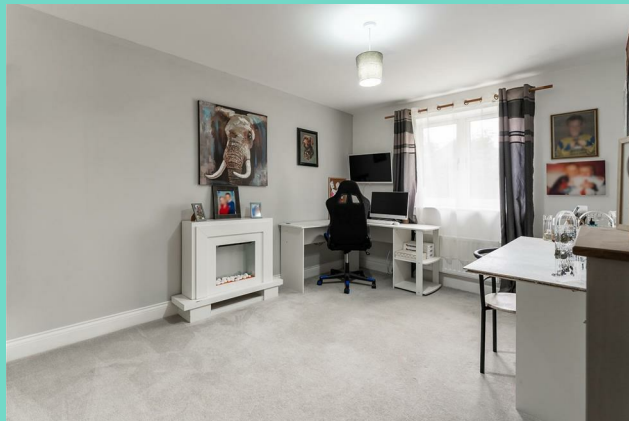
SAXON CLOSE SOUTHAM

40% SHARED OWNERSHIP £124,000
LEASEHOLD

Set on the outskirts of the highly desirable market town of Southam, is this well presented three bedroom semi-detached home being sold at 40% shared ownership. Spacious and well presented throughout, this lovely home has much to offer its next owners.

SAXON CLOSE

- 3 Bedrooms • Off Road Parking • Downstairs W/C • Well Presented • Enclosed Rear Garden • Close To Amenities • Southam College Catchment



Set on the outskirts of the highly desirable market town of Southam, is this well presented three-bedroom semi-detached home being sold at 40% shared ownership. Spacious and well presented throughout, this lovely home has much to offer its next owners.

Upon entering the house, you are welcomed into a bright and airy entrance hall that leads to all other rooms within the home.

At the front of the property, you will find the kitchen/diner that is fully fitted with a range of wall and base units and is complete with an integrated gas hob, electric oven, fridge, freezer and washing machine. This lovely space offers separate space for a dining table.

Leading toward the rear of the home you will find the lounge that is perfect for relaxing with the family. The lovely space is complete with a large under stairs storage cupboard and is flooded with natural light thanks to the double glass doors that open onto the rear garden.

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

Upstairs briefly comprises of three bedrooms, a large over stairs storage cupboard and a family bathroom.

The main bedroom is located at the rear of the home

and is a great sized double room that is currently being used as an office/dressing room.

Bedroom two is a further generously sized double room that is located at the front of the home, with bedroom three being a good-sized single room that would also lend itself to the perfect home office or nursery.

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

Leading outside this home is blessed with a spacious and enclosed rear garden that is laid to artificial lawn, gravel, patio and established borders, making it the perfect spot for al fresco dining and entertaining guests.

This lovely property also benefits from off road parking for two vehicles, 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: Leasehold (122 years left on the lease)

Local Authority: Stratford on Avon District Council

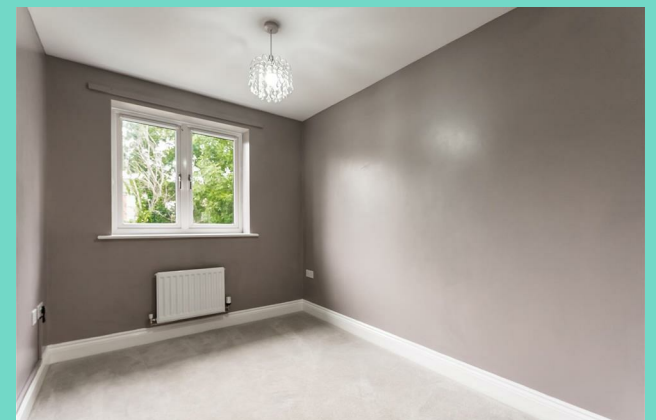
Council Tax Band: C

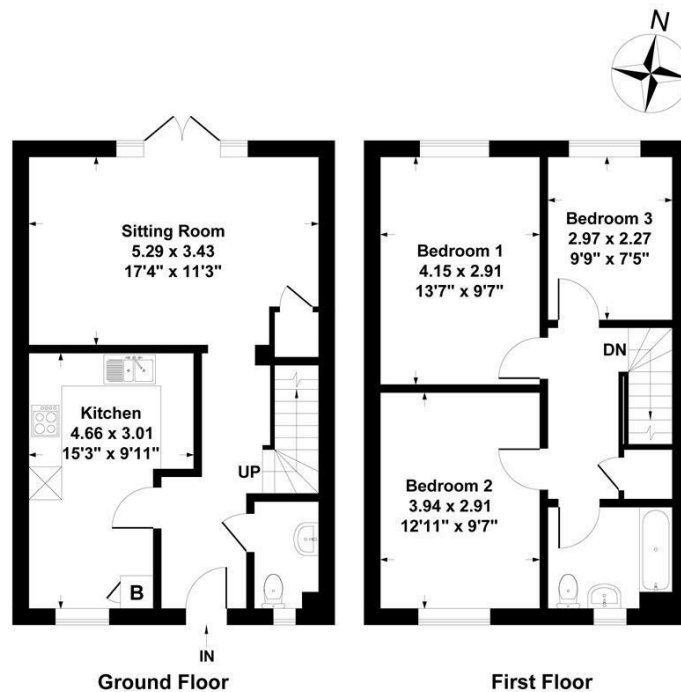
EPC: B

Rent: £455.44 per annum (inclusive of ground rent, maintenance fees and insurance)



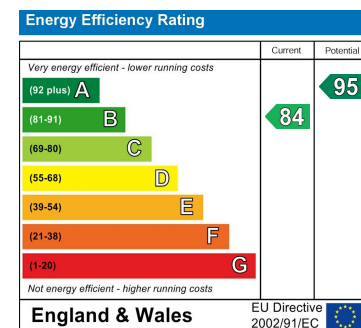
SAXON CLOSE





Ground Floor Approx Area = 43.91 sq m / 473 sq ft
 First Floor Approx Area = 43.91 sq m / 473 sq ft
 Total Area = 87.82 sq m / 946 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



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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