



MILL CRESCENT

SOUTHAM, CV47 0LP

OFFERS IN THE REGION OF £265,000
FREEHOLD

Set in the heart of the sought-after market town of Southam, this well-presented and spacious three-bedroom terraced home offers a perfect blend of comfort, convenience, and community living. Ideally located just a short walk from a range of local amenities and only a stone's throw from Southam College (Ofsted outstanding), this lovely property is perfectly suited for families, professionals, or anyone looking to enjoy all that Southam has to offer.

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- Chain Free • Three Bedrooms • Immaculately Presented • South Facing Large Garden • Driveway Parking • Close to Amenities • Gas Central Heating • Double Glazing • Kitchen / Diner • Very Spacious



Ground Floor:

-Upon entering the property, you are welcomed into a bright and airy sitting room — the perfect place to unwind in the evening. From here, you can access all other rooms within the home, creating a smooth and practical layout.

-Situated at the rear of the home, you will find the modern, fully fitted kitchen/diner, complete with a range of wall and base units, an integrated washing machine, dishwasher, oven, and induction hob, as well as space for additional freestanding white goods. This stylish kitchen offers ample room for a dining table and enjoys a lovely outlook over the rear garden through French doors.

First Floor:

-The main bedroom is a generously sized double room, located at the rear of the home, and features built-in wardrobes providing ample storage space.

-Bedroom two is another spacious double room, situated at the front of the home, and also benefits from a built-in wardrobe.

-Bedroom three is a generously sized single room at the front of the home, ideal for use as a home office, nursery, or guest bedroom.

-The family bathroom is conveniently located close to all bedrooms and features a modern tiled suite that complements the style of the home. It includes a bath with an overhead shower, a heated towel rail, a hand basin with built-in storage, and a w/c.

Garden, Exterior and Further Property Information:

-Leading outside, the home boasts an enclosed South facing rear garden, beautifully laid to patio, decking, and gravel, and includes a gardener's shed for additional storage.

-Additional benefits of this lovely home include off-road driveway parking, gas central heating, and double glazing throughout.

Important Property Information:

Tenure: Freehold / Chain Free

Local Authority: Stratford On Avon District Council

Council Tax Band: C

EPC: C

Disclaimer

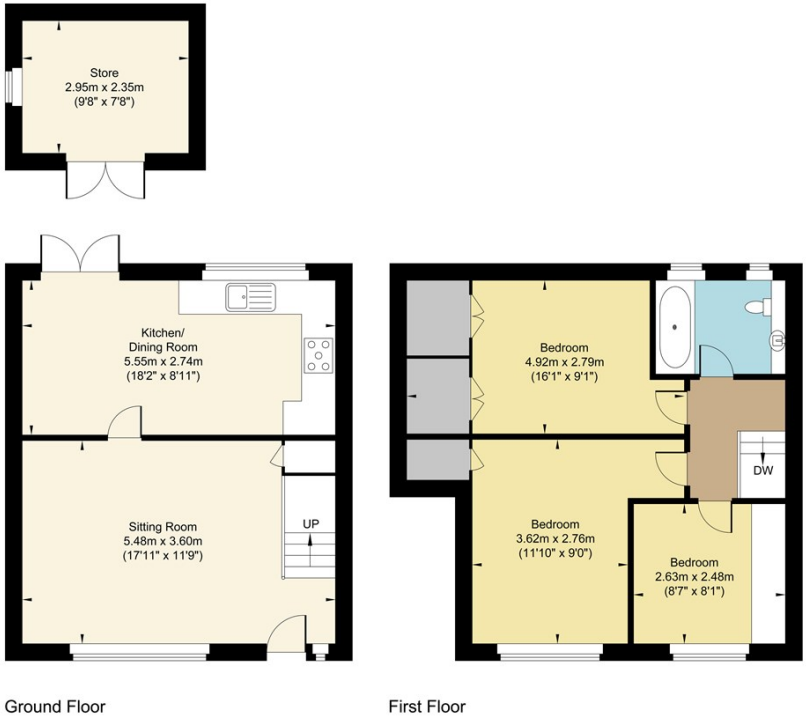
It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and



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74 Mill Cresent, Southam, CV47 0LP
Approx. Gross Internal Area:- 82.52 sq.m. 888.23 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
--- Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	75	
(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	

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