



PENDICKE STREET

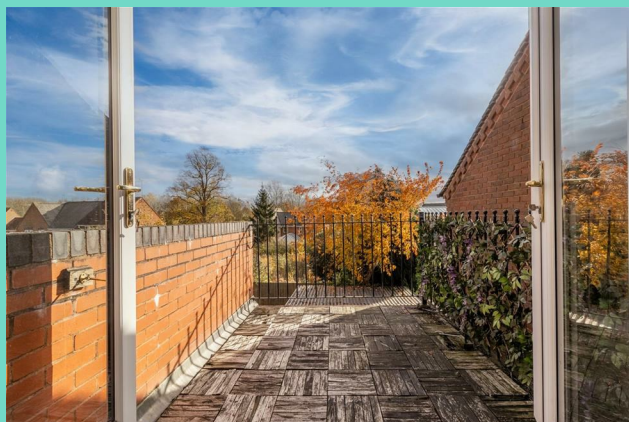
SOUTHAM, CV47 1PN

GUIDE PRICE £375,000

Set in the heart of the highly desirable market town of Southam, and within easy walking distance of all its amenities, this spacious three-bedroom cottage offers an exceptional opportunity. Full of potential and superbly positioned, this charming home provides a wonderful chance for its next owners to create something truly special.

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- 3 Double Bedrooms • Open Plan Living • Character Features • Private Rear Garden • Utility Room • Downstairs Shower Room • Great Location • Spacious Home • Chain Free • Garage



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Ground Floor:

-Upon entering the property, you are welcomed into a bright entrance hallway that provides access to all other rooms within the home.

-At the heart of the home, and overlooking the rear garden through bi-fold doors, is the bright and spacious kitchen/diner. The kitchen is fully fitted with a range of wall and base units and includes under-counter space for white goods. This open-plan area is flooded with natural light thanks to two skylights and provides ample room for a family dining table — making it the perfect space for both everyday living and entertaining.

-The kitchen also benefits from a convenient walk-in pantry cupboard, providing excellent additional storage space.

-The lounge is located at the front of the home and features a charming fireplace that creates a genuinely cosy and inviting atmosphere.

-Just off the kitchen is a practical utility room, complete with an additional sink, storage, and under-counter space for white goods. It also provides internal access to the garage and leads to a fully fitted downstairs shower room.

First Floor:

-The main bedroom spans the full depth of the first floor and is a generous double room, complete with fitted wardrobes. This

charming and characterful space also features a window seat and a balcony that leads to a terrace — an ideal spot for relaxing on a summer's evening.

-Bedroom two is another generous double room situated at the front of the property, featuring a charming character fireplace.

-Bedroom three is a double room at the rear of the property, versatile enough to serve as a home office, nursery, or additional bedroom.

-The family bathroom is conveniently located close to all bedrooms and features a modern tiled suite. It includes a separate bath and shower cubicle, along with a hand basin and WC.

-The property also features a substantial loft space, accessed via a pull-down ladder, complete with a skylight, electric heating, and ample storage.

Garden, Exterior and Other Property Info:

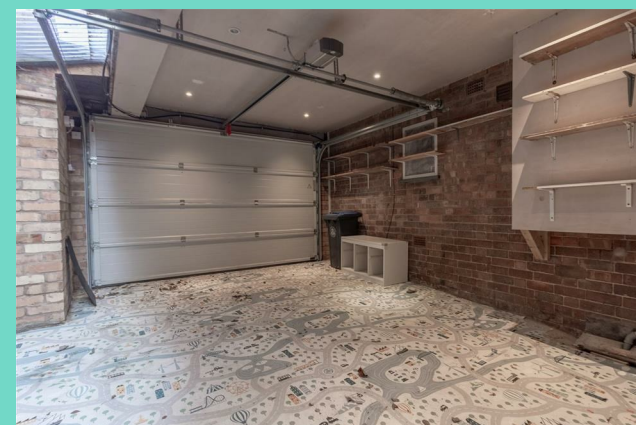
-The property benefits from a substantial integral garage providing off road parking an/or storage space,, complete with electrics and a roller door. A pedestrian door provides convenient access from the garage to the rear garden.

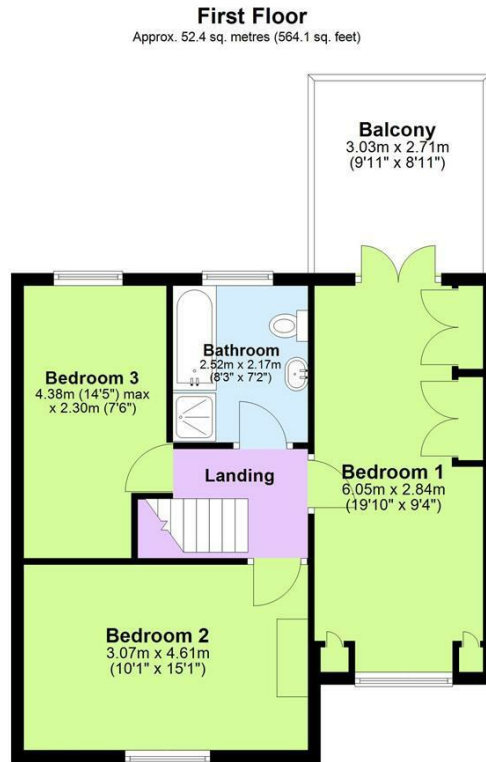
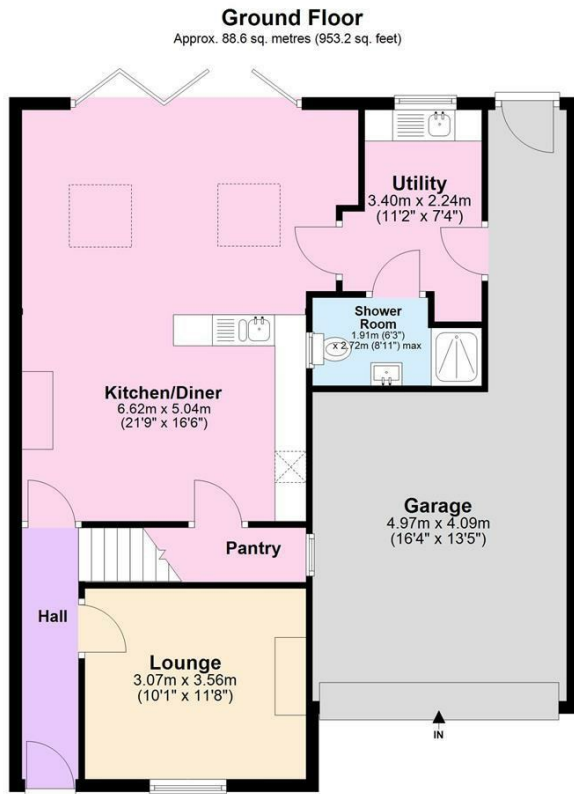
-The rear garden is a private and enclosed space, laid to patio and lawn, and features a pergola — the perfect spot to relax during the summer months.

-This lovely home also benefits from gas central heating and double glazing throughout. Surrounded by the beautiful South Warwickshire countryside, yet within easy reach of excellent local amenities, it offers the perfect blend of rural charm and community living.



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Total area: approx. 141.0 sq. metres (1517.2 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) 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	

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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