



FLINT CLOSE

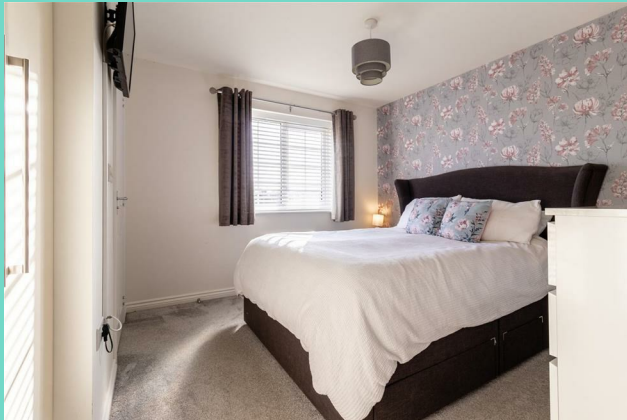
SOUTHAM, CV47 0NH

GUIDE PRICE £325,000
FREEHOLD

Set on the brow of the highly desirable market town of Southam, this spacious and well-presented three-bedroom semi-detached home offers an ideal blend of comfort and convenience. With excellent road links and a wide range of nearby amenities, this lovely property has so much to offer its next owners.

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- 3 Bedrooms • Downstairs W/C • Well Presented • Driveway Parking • Close To Amenities • Good Road Links Nearby • Kitchen/Diner • En Suite To Main Bed



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Ground Floor:

-Upon entering the property, you are welcomed into an inviting entrance hall that provides access to all the main rooms within the home.

-Situated at the front of the home is a bright and airy lounge, flooded with natural light and offering the perfect space to relax.

-Toward the rear of the home, and overlooking the garden through French doors, is the modern open-plan kitchen/diner. The kitchen is fitted with a range of wall and base units and includes an integrated fridge/freezer, washing machine, electric oven, gas hob, and dishwasher. This lovely space also offers ample room for a family dining table and provides access to a useful under stairs pantry cupboard.

-The downstairs accommodation is further complemented by a convenient W/C.

First Floor:

-The main bedroom is a generous double situated at the front of the home, featuring built-in wardrobes and the luxury of a modern, tiled en-suite shower room.

-Bedroom two is a further double room located at the rear of the home, while bedroom three is a good-sized single room that

would also make the perfect home office or nursery.

-The family bathroom is conveniently situated close to all bedrooms and is finished to a modern standard in keeping with the rest of the home, featuring a shower over the bath, a hand basin, and a W/C.

Garden, Exterior & Further Property Information:

-Leading outside, this charming home benefits from a substantial, secure rear garden, mainly laid to lawn, with a patio area perfect for alfresco dining during the summer months. The garden also features convenient gated side access as well as a children's playhouse.

-This delightful home also benefits from gas central heating, double glazing, and driveway parking. Set amidst the beautiful South Warwickshire countryside and with a wealth of amenities nearby, it offers the perfect blend of rural charm and community living.

Important Property Information:

Tenure: Freehold

Maintenance Fee: £331.20 per annum

Local Authority: Stratford On Avon District Council

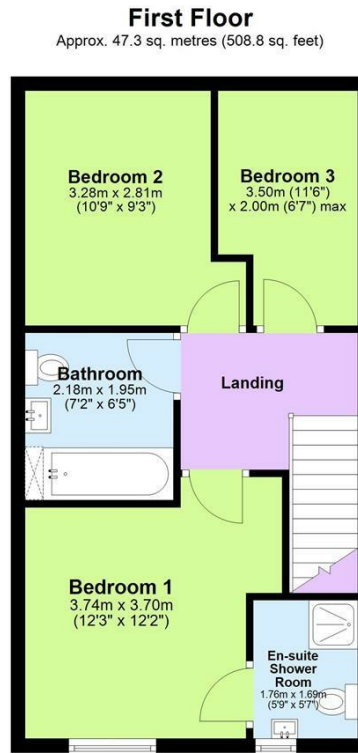
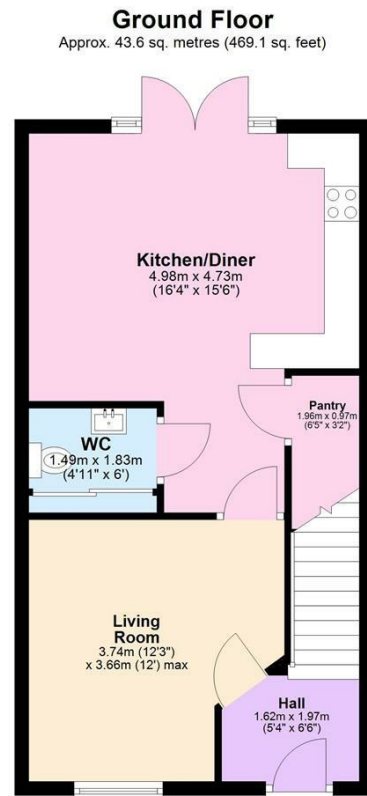
Council Tax Band: C

EPC:B



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Total area: approx. 90.9 sq. metres (977.9 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		96
(81-91) B		84
(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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