



HILLYARD ROAD

SOUTHAM, CV47 0LD

GUIDE PRICE £285,000
FREEHOLD

Set on a desirable road at the brow of the sought-after market town of Southam, this well-proportioned two-bedroom semi-detached bungalow offers generous space and great potential throughout. With much to offer, this lovely home presents an exciting opportunity for its next owners.

HILLYARD ROAD

- 2 Bedrooms • Bungalow • Great Potential • Substantial Garden • Garage • Driveway • Close To Amenities • Great Road Links Nearby



Property Accommodation:

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

-Located at the rear of the home and overlooking the garden through sliding patio doors, the sizeable lounge is flooded with natural light and features an attractive fireplace.

-Also located at the rear of the home is the fully fitted kitchen, finished with a range of wall and base units and complete with an integrated electric oven, hob, fridge, and a useful pantry cupboard. The kitchen also offers space for a breakfast table and provides direct access to the garden.

-The main bedroom is a generously sized double room located at the front of the home and benefits from built-in wardrobes and a dressing table.

-The second bedroom, also located at the front of the home, is a spacious single room that would equally lend itself to use as a home office or nursery.

-The shower room is conveniently located close to both bedrooms and features a tiled suite, complete with a shower cubicle, hand basin, and W/C.

Garden, Exterior & Property Information:

-Leading outside, the home enjoys a substantial garden laid mainly to lawn with a patio area. The garden also includes a vegetable patch and a gardener's shed, offering the perfect space for someone to add their own personal touch.

-This lovely home further benefits from a detached single garage with electrics, gas central heating, double glazing throughout, and off-road parking.

-Surrounded by the South Warwickshire countryside and with local amenities just a stone's throw away, this charming home offers the ideal blend of rural charm and community living.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: C

EPC: D



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Main area: Approx. 58.8 sq. metres (632.5 sq. feet)
Plus garages, approx. 14.9 sq. metres (160.9 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	59	71
(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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