



BARKUS CLOSE

SOUTHAM, CV47 1GB

£369,999
FREEHOLD

Set in a desirable cul-de-sac on the outskirts of Southam town, is this lovely four bedroom detached home that has much to offer its next owners.

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- Four bedrooms
- Off road parking
- Garage
- Separate dining room
- Downstairs w/c
- Ensuite to main bedroom
- Close to local amenities



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

At the front of the home, you will find the kitchen that is fully fitted with a range of wall and base units including integrated electric oven, hob and has ample space for under counter white goods.

The lounge is located at the rear of the home and is overlooking the generous garden. This spacious room is flooded with natural light thanks to the sliding patio doors as well as double doors leading into the separate dining room.

Upstairs briefly comprises of four bedrooms, an ensuite shower room and a family bathroom.

The main bedroom is a generously sized double room located at the rear of the home and is complete with built-in wardrobes and ensuite shower room.

Bedrooms two and three are further good-sized double rooms inclusive of built-in wardrobes, with bedroom four being a small double bedroom which would also lend itself as a perfect home office or nursery.

The family bathroom is conveniently located between all bedrooms and is fully fitted with a tiled suite and is complete with a shower over the bath.

Outside, the home is blessed with a spacious South West facing garden laid mainly to lawn and benefits from a patio

area which would be perfect for alfresco dining.

This lovely home also benefits from off road parking, a downstairs w/c, garage with an electric door, outside tap, gas central heating, brand new boiler and new windows with double glazing throughout.

Surrounded by the South Warwickshire countryside, with a wealth of amenities on its doorstep and lots of potential throughout this lovely family home offers rural community living at its finest.

Tenure: Freehold

Council Tax Band: E

Local Authority: Stratford on Avon District Council

EPC: C

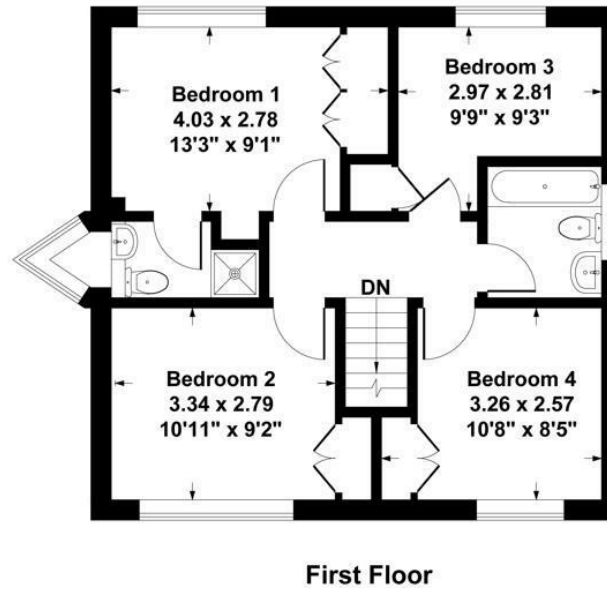
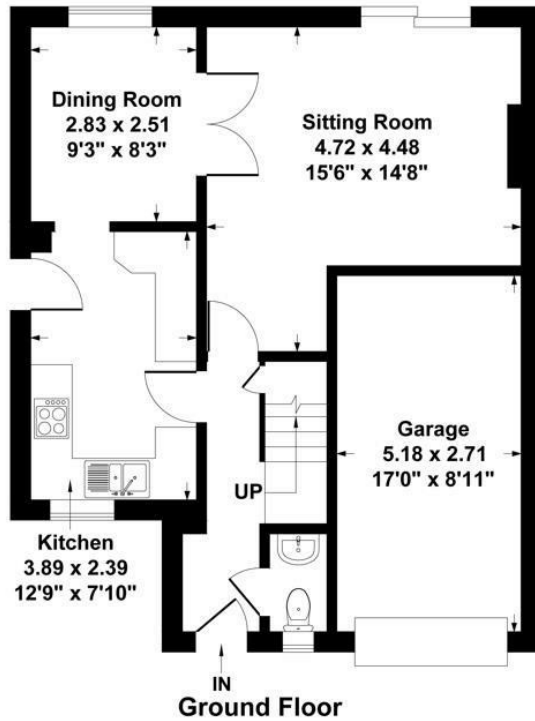
Disclaimer

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 we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

Viewing - Strictly by appointment only with the appointed agents Inside Homes.

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Ground Floor Approx Area = 43.50 sq m / 468 sq ft
First Floor Approx Area = 49.60 sq m / 534 sq ft
Garage Approx Area = 13.88 sq m / 149 sq ft
Total Area = 106.98 sq m / 1151 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	71	
(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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