



Connells

Falkland Place
Temple Herdewyke Southam



Property Description

Connells are delighted to bring to market this fantastic opportunity to acquire this well maintained two DOUBLE bedroom terraced home. Located in the popular village of Temple Herdewyke this spacious home is offered for sale with NO ONWARD CHAIN and briefly comprises, great size, light and airy lounge/dining room, well-presented kitchen, two double bedrooms and a family bathroom with separate WC. Benefitting from a good size rear garden and allocated parking.

The quaint village of Temple Herdewyke is located on the outskirts of Gaydon, Kineton, Lighthorne and nearby to Kineton Marborough Barracks and Jaguar Land Rover sites. Temple Herdewyke offers a primary school and nursery which is part of the Warwickshire local authority, just off the B4100 Warwick to Banbury Road. Conveniently situated for Southam, Leamington Spa, Warwick and Banbury where you will find excellent additional shopping facilities. Travel links are great, with easy access to the M40, trains from Leamington Spa, Coventry, Rugby and Banbury into London or Birmingham. The historic market town of Southam provides a selection of supermarkets, a post office, library, primary schools and highly regarded Southam College, restaurants and public houses.

Approach

Via front garden with pathway leading to front entrance.

Entrance Hallway

Welcoming entrance hallway, comprising an under stairs storage cupboard, a storage heater, stairs rising to the first floor and doors off to the lounge/diner and kitchen.

Lounge/diner

19' 9" Maximum x 13' 8" Maximum (6.02m Maximum x 4.17m Maximum)
Generously sized lounge/diner, benefiting from a feature fire place, telephone and television points, a storage heater and French doors to the garden.

Kitchen

10' 2" Maximum x 9' 7" (3.10m Maximum x 2.92m)
Fitted with wall and base units with work surfaces over, incorporating a stainless steel sink and drainer unit. There is an electric oven and electric hob with cooker hood over, space for a washing machine and space for a fridge/freezer. Benefitting from tiling to the splash back areas, a storage heater, two storage cupboards and a double glazed window to front elevation.

First Floor

Landing

The stairs lead from the hallway, comprising an airing cupboard, storage cupboard, double glazed window to front elevation and doors off to both bedrooms and the family bathroom.

Bedroom One

10' 8" x 10' 9" max to wardrobes (3.25m x 3.28m max to wardrobes)
Double bedroom comprising built in wardrobes, a storage heater, loft access and a double glazed window to rear elevation.

Bedroom Two

13' 8" x 10' 8" max to wardrobes (4.17m x 3.25m max to wardrobes)
Double bedroom comprising built in wardrobes, a storage heater and a double glazed window to rear elevation.

Bathroom

Fitted with a two-piece suite, comprising a wash hand basin, bath with mixer taps and shower over, partly tiled walls and a double glazed window to front elevation.

Separate Wc

Fitted with a low level Wc and a double glazed window to front elevation.

Outside

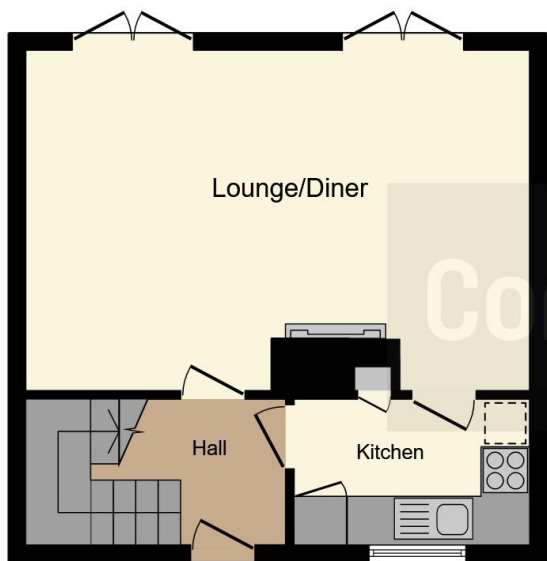
Rear Garden

Mainly laid to lawn with a patio area. Fully fence enclosed and with gated rear access.

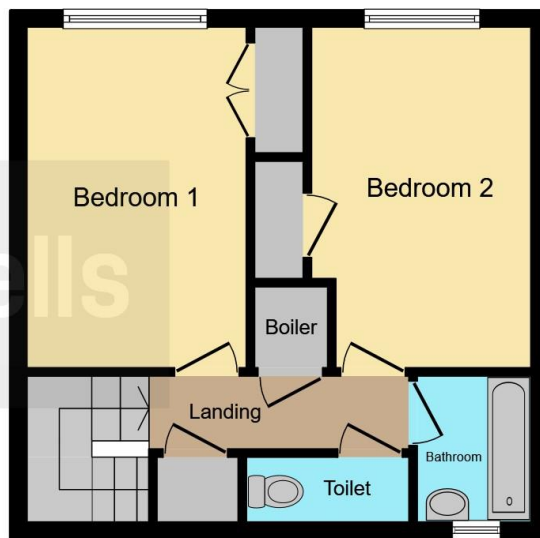
Parking

Benefiting from one allocated parking space.





Ground Floor



First Floor



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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EPC Rating: D

view this property online connells.co.uk/Property/STH104152

Tenure: Freehold



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