



Connells

Barracuda Rise  
Southam

# Barracuda Rise Southam CV47 1AU

for sale offers over  
**£268,000**



## Property Description

Connells are delighted to bring to market this WELL PRESENTED TWO BEDROOM END-TERRACE FAMILY HOME ideally situated on the RECENTLY DEVELOPED FLYING FIELDS DEVELOPMENT. The property briefly comprises of an entrance hall, lounge-diner, Kitchen, cloakroom, landing, TWO DOUBLE BEDROOMS with EN-SUITE to the MASTER BEDROOM, family bathroom, PRIVATE REAR GARDEN & off-street parking.

The well regarded historic market town of Southam offers rural community living with the advantages of town amenities. Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the historic town of Warwick, famous William Shakespeare's hometown of Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1. Within Southam are three primary schools; Southam Primary School, St Mary's Catholic School & St James Church of England. Southam College secondary school is rated outstanding by Ofsted. Private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There is a weekly market on Tuesday mornings and a monthly farmer's market selling local produce. There are also a number of public houses & cafes.

## Approach

Tarmac pathway leading to paved path up to the front door, with mature planted beds. Off road parking for two cars directly in front of the property.

## Entrance Hall

Door to the front, stairs leading to the first floor and door to:

## Guest Cloakroom

Double glazed window. Fitted with low level WC, wash hand basin with splash back and radiator.

## Kitchen

9' 10" x 6' ( 3.00m x 1.83m )  
Double glazed window to the front aspect, Fitted with wall and base units with work surface over, integrated electric oven, gas hob with cooker hood over, integrated dishwasher, washing machine and fridge/freezer.

## Lounge Diner

15' 5" x 13' Maximum ( 4.70m x 3.96m Maximum )  
Double glazed French doors leading out to the rear garden with windows to either side. TV points, radiator and a under stairs storage cupboard.

## Stairs & Landing

Doors leading to both bedrooms, bathroom and loft access.

## Main Bedroom

10' x 9' 9" ( 3.05m x 2.97m )  
Double glazed window to the rear aspect. TV point, a radiator and door to:

## En-Suite

Enclosed shower cubicle with shower, hand wash basin, low level W/C, extractor fan, and a radiator.

## Bedroom Two

13' 1" x 8' 4" ( 3.99m x 2.54m )  
Double glazed windows to the front aspect. Storage cupboard and a radiator.

## Family Bathroom

Fitted with panelled bath with overhead shower and screen, low level W/C, wash hand basin, fully tiled bath area and partly tiled walls to rest of the bathroom and extractor fan.

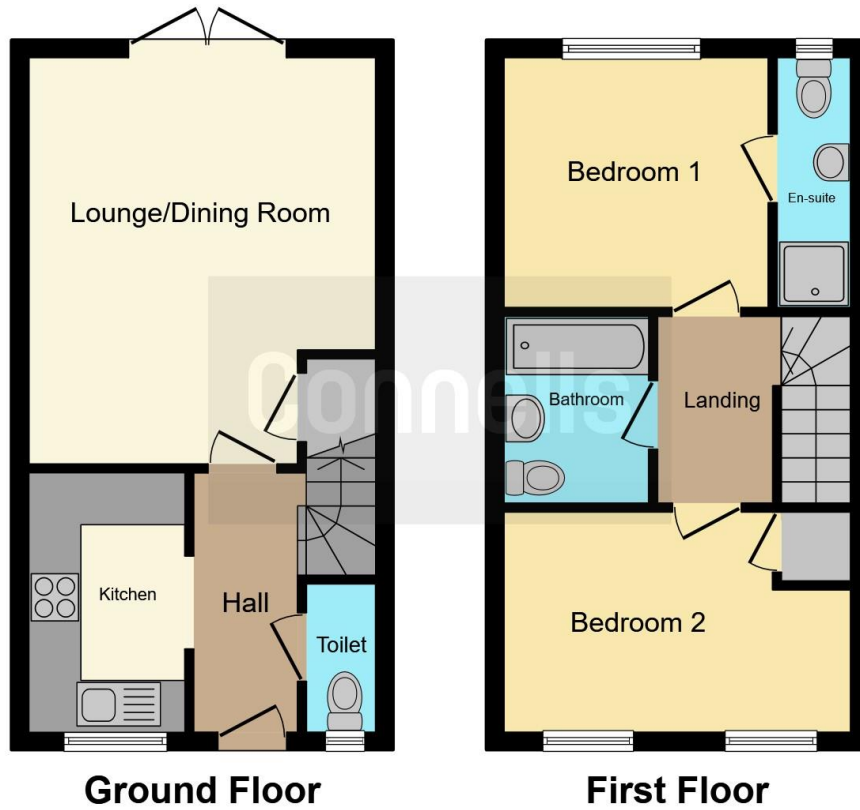
## Garden

Enclosed rear garden with timber fencing, a paved patio area adjacent to the property and mostly laid lawn with flower beds to the side. Side access to the front of the property.

## Agents Note

'It is our understanding that the Property is not registered at the Land registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.'





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.

To view this property please contact Connells on

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**EPC Rating: B**

**view this property online [connells.co.uk/Property/STH104236](http://connells.co.uk/Property/STH104236)**

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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