



Connells

The Furrows
Southam



Property Description

Connells are delighted to bring to market this IMMACULATELY-presented TWO BEDROOM END-TERRACED HOME with a PRIVATE REAR GARDEN, OFF-STREET PARKING Ideally situated close to Southam town centre, amenities & the well regarded local schools. The property briefly comprises of an entrance porch, lounge-diner, conservatory, kitchen, two GENEROUSLY SIZED bedrooms, bathroom & rear garden.

The 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 & Rugby, where you will find mainline railway links into Birmingham & London in under 50 minutes!. The town also 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. The popular Southam College secondary school is rated outstanding by Ofsted and Private education can be found close by in Princethorpe, Leamington Spa, Rugby & Warwick.

EARLY VIEWING ADVISED!

Approach

The property is approached via a pathway leading to the entrance porch.

Entrance Porch

With a door to the side aspect and a storage cupboard.

Lounge/ Diner

18' 11" x 12' 9" (5.77m x 3.89m)
With a door leading into the lounge-diner from the entrance porch, windows to the side and rear aspects, a radiator, and electric fireplace, a door into the kitchen, spacious storage cupboard under the stairs, French doors leading into the conservatory and stairs leading to the first floor.

Conservatory

7' 7" x 7' 7" (2.31m x 2.31m)
Brick and UPVC built construction with glazed window to the rear and side aspect and French door leading out to the garden. Tiled floor flooring and wall light.

Kitchen

8' 10" x 6' (2.69m x 1.83m)
A modern fitted kitchen with windows to the rear aspect, wall & base units, space for fridge-freezer, tiled splash backs, Kardean flooring, space for a washing machine, USB plug points, integrated oven, with induction hob, granite work surfaces and a sink & drainer unit.

First Floor Landing

With stairs leading up from the lounge-diner, the landing provides access to all bedrooms and shower room, has a loft hatch complete with ladder and is boarded, an airing cupboard which houses the combi-boiler.

Bedroom One

12' 1" x 9' 5" (3.68m x 2.87m)

A bay window to the rear aspect, radiator, laminate flooring, ceiling spot lights.

Bedroom Two

9' 6" x 6' 8" (2.90m x 2.03m)

With windows to the side aspect, laminate flooring, a radiator and a storage cupboard.

Shower Room

A modern part-tiled three piece shower room, with a low level WC, wash hand basin vanity unit, shower cubicle, ceiling spot lights, extractor fan, Kardean flooring and a chrome heated towel rail.

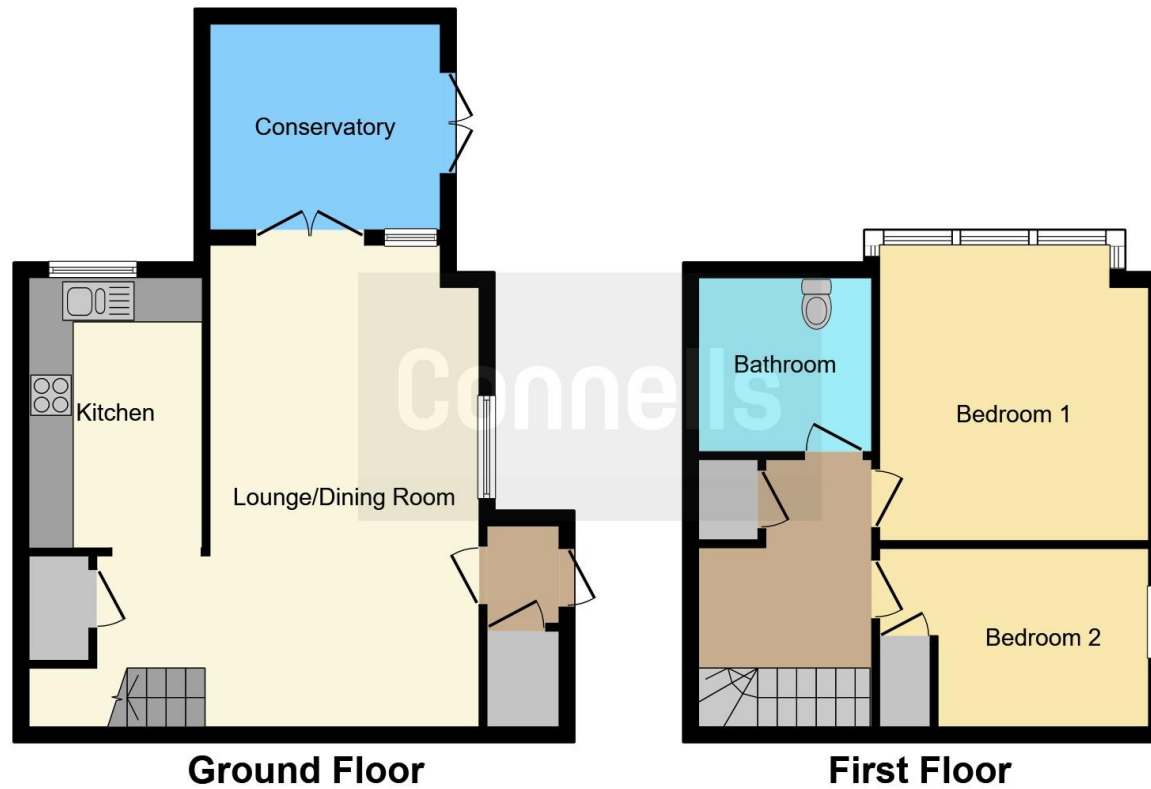
Rear Garden

A wall & fence enclosed, private and low maintenance rear garden with a mix of gravel, artificial lawn, flower borders, space for a shed and gated side access.

Parking

A tarmac driveway and additional gravelled area with space for two cars.





This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

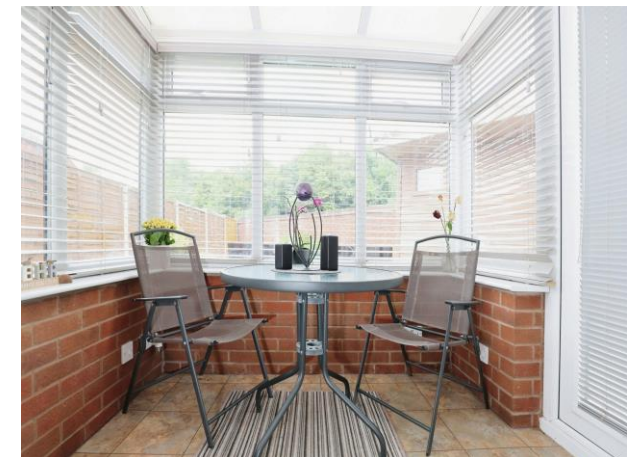
To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/STH104512



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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