



**Connells**

Byron Walk  
Temple Herdewyke Southam



# Byron Walk Temple Herdewyke Southam CV47 2UJ

for sale offers over  
**£180,000**



## Property Description

Connells are delighted to bring to market this well-presented TWO DOUBLE BEDROOM MID-TERRACED HOME ideally situated within the popular village of Temple Herdewyke. The property briefly comprises of an entrance hall, lounge-diner, kitchen, UTILITY, landing, TWO GENEROUSLY SIZED BEDROOMS, bathroom, PRIVATE 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

Paved driveway leading to front door with lawned fore garden and mature shrubs. Allocated parking space.

## Entrance Hall

Stairs leading to first floor, understairs cupboard and doors to:

## Lounge/ Diner

14' 6" x 13' 9" ( 4.42m x 4.19m )

Double glazed windows to the rear aspect, two heater and television point.

## Kitchen

9' 11" x 9' 8" ( 3.02m x 2.95m )

Double glazed window to the front aspect. Fitted kitchen with wall and base units with fitted work surfaces, stainless steel one and half sink and drainer unit, space and plumbing for washing machine, space for a free standing electric cooker, storage's cupboards and heater and door to:



## Utility

9' 3" x 4' 10" ( 2.82m x 1.47m )

Glazed door leading out into the rear garden. Fitted wall and base units with space for tumble dryer.

## First Floor Landing

Double glazed window to the front aspect. Stairs from the ground floor, two storage cupboard and doors to:

## Bedroom One

13' 10" x 8' 11" ( 4.22m x 2.72m )

Double glazed window to the rear aspect. Built in wardrobe and heater. Access to loft space.

## Bedroom Two

13' 9" x 8' 9" ( 4.19m x 2.67m )

Double glazed window to the rear aspect. Built in wardrobe and heater.

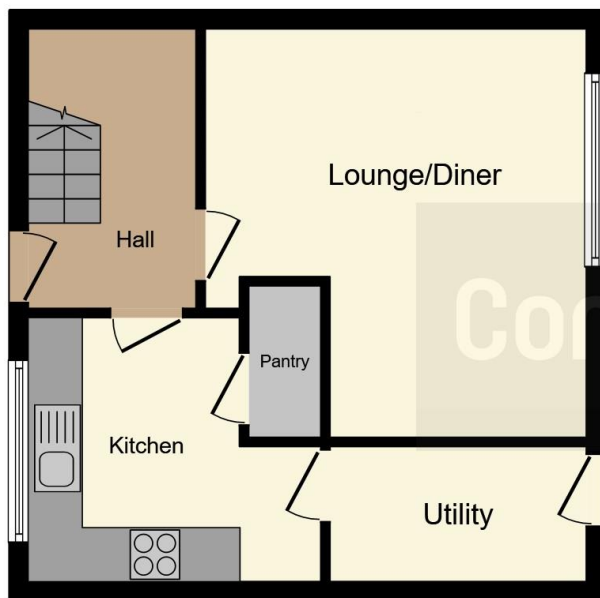
## Bathroom

Obscured double glazed windows to the front aspect. Fitted with a suite comprising of bath with electric shower over and mixer taps, low level WC, wash hand basin, heated towel rail, part tiled walls.

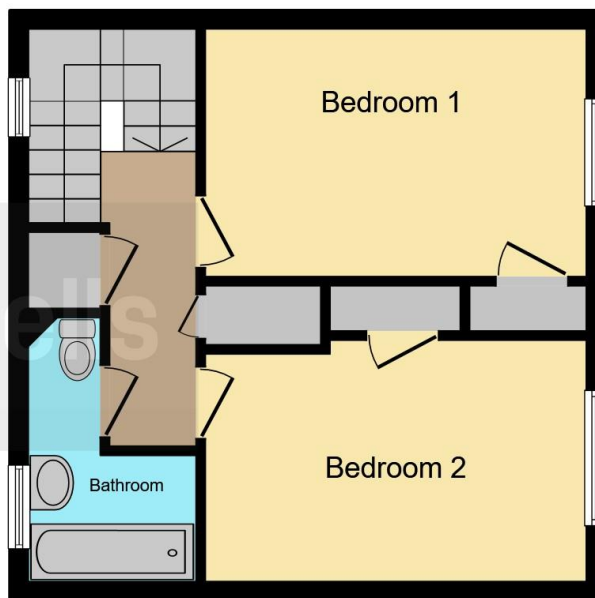
## Rear Garden

Enclosed rear garden with lawn area, paved patio and pathway. Gated access to the rear of the property.





**Ground Floor**



**First Floor**

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](http://www.focalagent.com)

To view this property please contact Connells on

**T 01926 815500**  
**E [southam@connells.co.uk](mailto:southam@connells.co.uk)**

84 Coventry Street  
 SOUTHAM CV47 0EA

**EPC Rating: E**

**view this property online [connells.co.uk/Property/STH104511](http://connells.co.uk/Property/STH104511)**



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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: STH104511 - 0010