



Hill Top Close Southam CV47 0LB

for sale
£375,000



Property Description

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 County town of Warwick, famous 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. Alternatively Southam offers a range of different takeaway options if you prefer a night in. Other amenities include a post office, banks, doctor's surgeries, health clinic & dentists.

Approach

To the front of the property there is a block

paved driveway providing ample off road parking which leads to the single garage. Upvc double glazed entrance door and sidelight leading to:

Entrance Porch

Tiled flooring, radiator and double doors leading to

Dining Reception

14' 4" x 9' 9" (4.37m x 2.97m)

Wood laminate flooring, radiator, glazed door to kitchen, stairs rising to first floor landing with understairs recess, telephone point, archway through to:

Lounge

17' 2" x 10' 3" (5.23m x 3.12m)

Upvc double glazed sliding door to conservatory, upvc double glazed window to the rear aspect, gas fire living flame effect with marble effect surround, television aerial point, wood laminate flooring, central heating thermostat control, radiator.

Conservatory

Upvc and double glazed window construction with sliding doors leading out to the rear garden. Wooden laminate flooring and electric radiator.

Kitchen

21' 2" x 6' 10" (6.45m x 2.08m)

Double glazed window to front elevation,

kitchen is fitted with a range of base and wall units with work surfaces, tiled splashbacks, one and half bowl sink unit with mixer tap over, built in double oven, five ring gas hob and extractor over, integrated dishwasher, space for fridge/ freezer, breakfast bar, tiled flooring, radiator, telephone point, storage cupboard and a door to the utility.

Utility

15' 2" maximum x 7' 10" (4.62m maximum x 2.39m)

Double glazed window to the rear aspect with glazed door leading out to the rear garden. Space for washing machine and loft space. Door to shower room.

Shower Room

Newly fitted wet room with fully tiled walls and vinyl floor, mains fed shower with rain fall attachment, heated towel rail, low level wc, wash had basin and a Velux style window.

First Floor Landing

Double glazed window to side elevation, radiator, airing cupboard, access to roof storage space and doors to:

Bedroom One

12' 6" x 9' 7" (3.81m x 2.92m)

Double glazed window to rear elevation and a radiator.

Bedroom Two

12' x 9' 9" (3.66m x 2.97m)

Double glazed window to front elevation and a radiator.

Bedroom Three

7' 10" x 7' 2" (2.39m x 2.18m)

Double glazed window to rear elevation and a radiator.

Bathroom

Double glazed obscure window to the front aspect. New fitted white suite comprising vanity low level wc and wash hand basin, panel bath with shower over and fitted shower screen, heated towel rail, tiling to walls, downlighters.

Rear Garden

There is an extensive block paved patio area with an adjoining graveled and raised borders, wooden archway leading to lawned area with further borders and a garden shed,

Garage

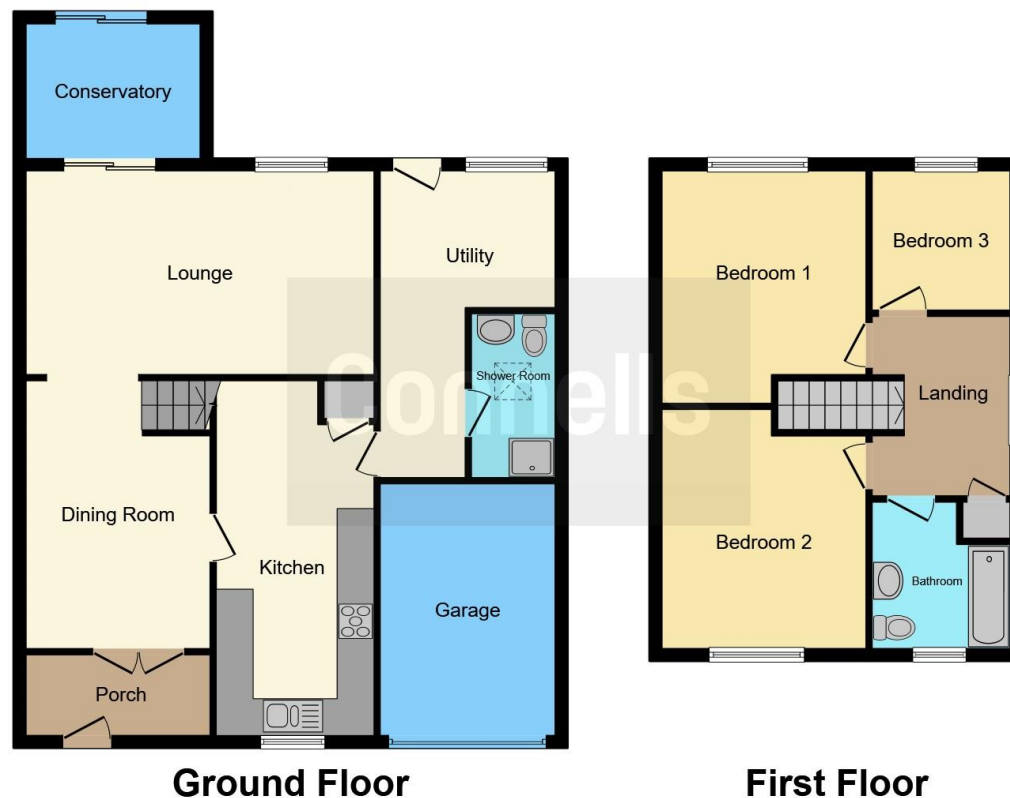
15' 8" x 8' 11" (4.78m x 2.72m)

With up and over door, power and light, water tap and pitched roof.









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

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EPC Rating: C

Tenure: Freehold

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