



**Connells**

Meldrum Court  
Temple Herdewyke Southam



# Meldrum Court Temple Herdewyke Southam CV47 2UF

for sale  
**£230,000**



## Property Description

Connells are delighted to bring to market this fantastic opportunity to acquire this well maintained three bedroom mid terraced home. Located in the popular village of Temple Herdewyke this spacious home briefly comprises, great size, light and airy lounge/diner, well-presented kitchen, two double bedrooms, single bedroom & a family bathroom. Benefitting from a good sized rear garden.

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

The property is approached via a front garden and pathway leading to the front entrance.

## Entrance Hall

Double glazed door to the front, doors to both kitchen and lounge/diner, stairs leading to first floor accommodation and a modern storage/convection heater.

## Lounge/ Dining Room

13' 10" x 19' 11" ( 4.22m x 6.07m )

Double glazed dual aspect windows to front and rear aspect, log-effect electric heater, telephone and television points, laminate flooring and a modern storage/convection heater.

## Kitchen

11' 11" x 11' 5" ( 3.63m x 3.48m )

Fitted kitchen with wall and base units, work surfaces, partly tiled walls, stainless steel sink with drainer, space for electric cooker, washing machine & a fridge/freezer. Double glazed door leading to the rear garden with double glazed window to the rear aspect and a modern storage/convection heaters.



## Landing

Doors leading to all bedrooms, family bathroom and access to the loft.

## Bedroom One

11' 3" x 13' 6" ( 3.43m x 4.11m )

Built in wardrobes, double glazed window to the front aspect and a modern storage/convection heater.

## Bedroom Two

11' 6" x 9' 10" ( 3.51m x 3.00m )

Built in wardrobes, double glazed window to the rear aspect and a modern storage/convection heater.

## Bedroom Three

11' 2" x 8' 1" ( 3.40m x 2.46m )

Double glazed window to the front aspect, modern storage/convection heater and access to the loft space.

## Bathroom

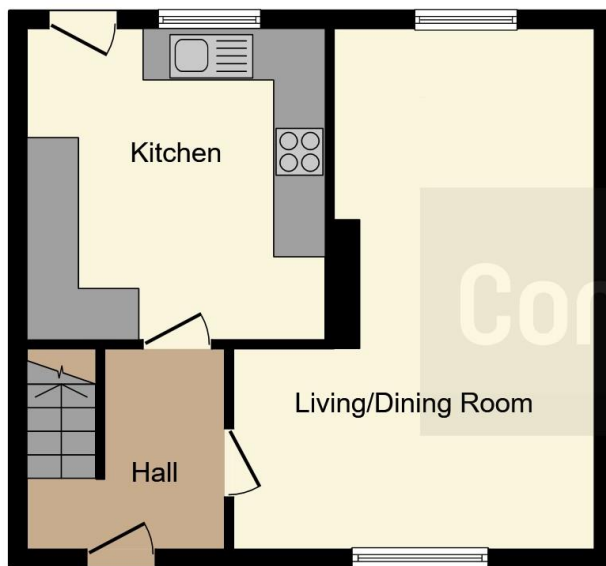
Fitted bathroom with a double-glazed windows to the rear aspect. Bath with electric shower over, vanity wash hand basin and low level WC. partly tiled walls, heated towel radiator and fan heater.

## Garden

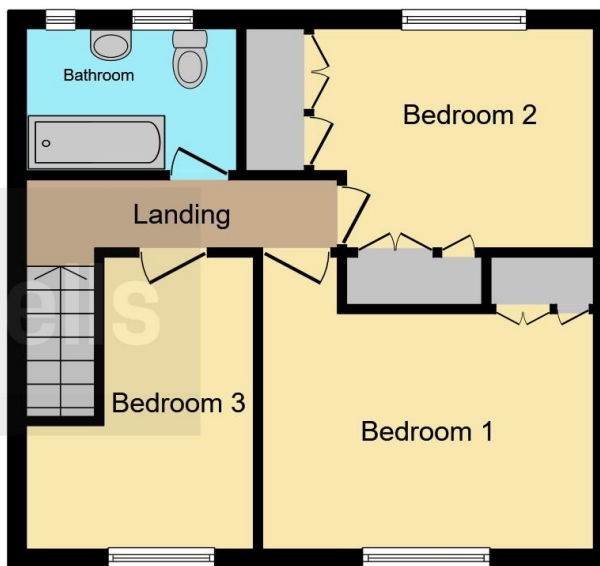
The private garden provides a decking area, laid lawn with a paved walkway to the rear access. There are also brick built storage shed. The gated access from the garden to the alleyway leading to the allocated parking space.







**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)

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**EPC Rating: D**

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Tenure: Freehold



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