



Connells

The Furrows  
Southam



# The Furrows Southam CV47 1TA

for sale offers over  
**£250,000**



## Property Description

Connells are delighted to bring to market this well-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, 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 front aspect and a storage cupboard.

## Lounge/ Diner

12' 9" x 18' 10" ( 3.89m x 5.74m )

With a door leading into the lounge-diner from the entrance, windows to the front and side aspects, a radiator, a door into the kitchen, spacious storage cupboard, French doors leading out to the rear garden and stairs leading to the first floor.

## Kitchen

8' 10" x 6' 1" ( 2.69m x 1.85m )

A fitted kitchen with windows to the side aspect, wall & base units, space for fridge-freezer, tiled splash backs, space for a washing machine, integrated oven, with hob, 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 bathroom, has a loft hatch, an airing cupboard which houses the combi-boiler.

## Bedroom One

12' 1" x 9' 6" ( 3.68m x 2.90m )

A bay window to the side aspect and a radiator.

## Bedroom Two

9' 5" x 6' 8" ( 2.87m x 2.03m )

With windows to the front aspect, a radiator and a storage cupboard.

## Bathroom Room

A modern newly fitted part-tiled three-piece bathroom, with a low level WC, wash hand basin vanity unit, panel bath with shower over, extractor fan, a heated towel rail and sky light window.

## Rear Garden

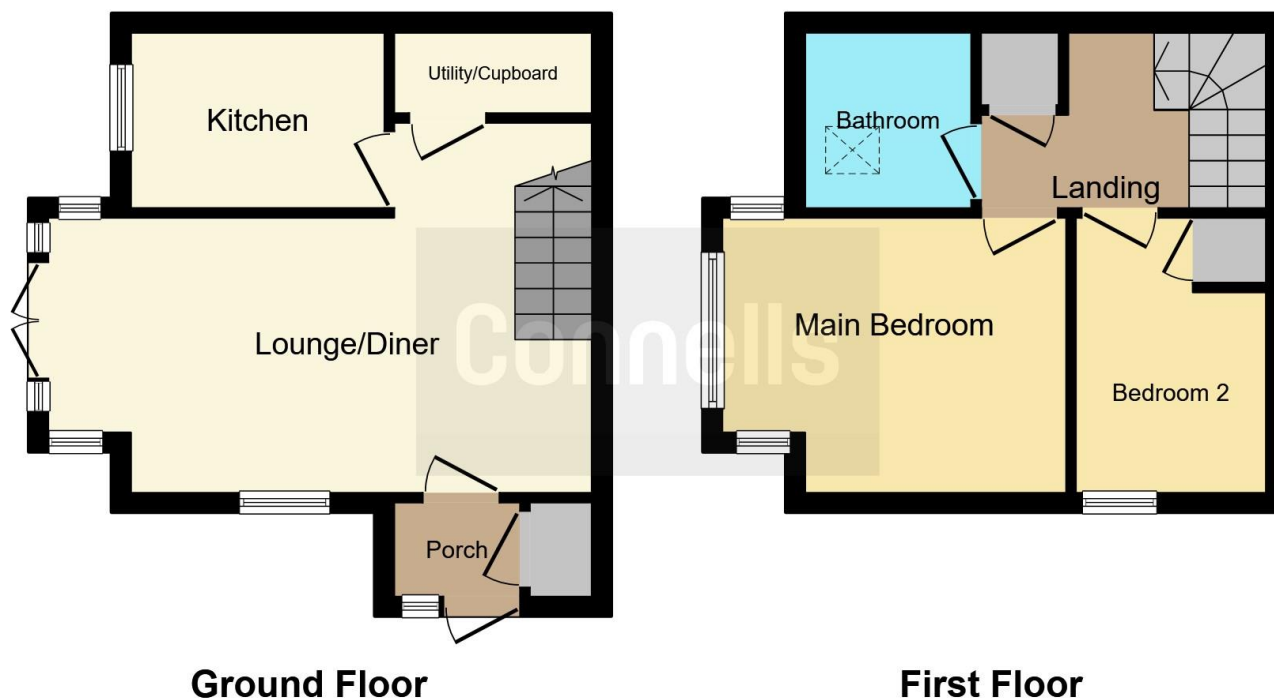
A wall & fence enclosed, private and rear garden with a mix of decking, paved patio and lawn, mature shrub borders, space for a shed and gated side access.

## Parking

A shared tarmac driveway.







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

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/STH104727](http://connells.co.uk/Property/STH104727)**



Tenure: Freehold



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Property Ref: STH104727 - 0004