



Connells

Gardeners Way
Southam



Property Description

Connells are delighted to bring to market this immaculately presented 2-BED SEMI-DETACHED HOME ideally situated within a small development of ONLY 41 properties and built in 2019 the property still retains 4 years of it's LABC. The property itself briefly comprises of an entrance hall, lounge/diner, cloakroom, kitchen, landing, two generously sized bedrooms, family bathroom, rear garden & two allocated parking spaces.

The well regarded historic market town of Southam offers rural community living with the advantages of amenities, popular primary schools and the well renowned Southam College. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1 and is 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 and Rugby, where you will find mainline railway links to take you into Birmingham and London in under 50 minutes.

Approach

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

Entrance Hall

With a door to the front aspect, radiator, stairs to the first floor, opening to the kitchen and a door leading into the lounge and cloakroom.

Kitchen

9' 9" x 5' 3" (2.97m x 1.60m)
A modern fitted kitchen-diner with windows to the front aspect. A radiator, wall & base units, complimentary work-surfaces, integrated oven, gas hob with cooker hood, fridge-freezer, space for a washing machine, a stainless steel one & a half sink & drainer unit, extractor fan and cupboard housing combi-boiler.

Lounge/ Diner

14' 10" x 12' 2" (4.52m x 3.71m)
A light and airy space with double glazed French doors leading out to the rear garden. A radiator and a sizeable under-stairs storage cupboard.

Landing

With stairs leading up from the entrance hall, the landing provides access to both bedrooms, bathroom and a loft hatch.

Bedroom One

12' 2" x 8' 2" (3.71m x 2.49m)
Double glazed windows to the front aspect, A storage cupboard and a radiator.

Bedroom Two

12' 2" x 8' 6" (3.71m x 2.59m)

Double glazed windows to the rear aspect. A storage cupboard and a radiator.

Bathroom

A partly-tiled modern three piece bathroom suite with window to the side aspect, bath with shower over, extractor fan, low level WC, wash hand basin and heated towel rail.

Rear Garden

A private south-east facing rear garden, which is fence enclosed with patio and is mainly laid to lawn and gated side aspect.

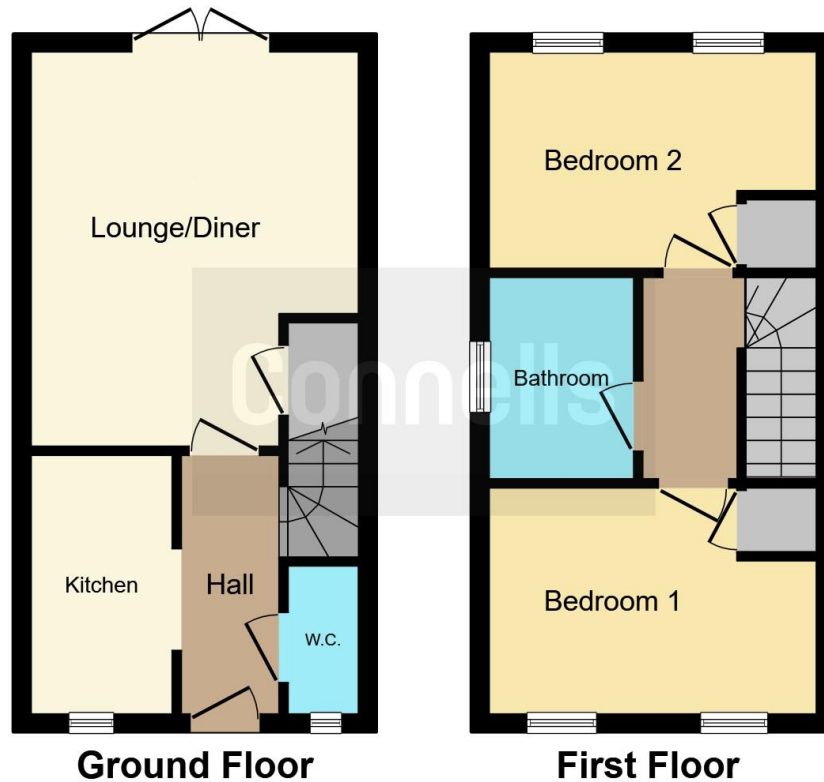
Parking

Two allocated parking spaces to the rear aspect.

Agents Notes

We understand the property has an annual Service Charge which is approximately £352, that's the monthly cost of service charge, insurance and rent combined; the rent is £301.03, service charge is £29.19 and buildings insurance is £22.07 per month.





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: B

view this property online connells.co.uk/Property/STH104793

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



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.

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