



Connells

Falkland Place
Temple Herdewyke Southam

Falkland Place Temple Herdewyke Southam CV47 2UD

for sale
£200,000



Property Description

Connells are delighted to bring to market this fantastic opportunity to acquire this well maintained two bedroom mid-terrace home. Located in the popular village of Temple Herdewyke this spacious home briefly comprises, light and airy lounge/diner, well-presented kitchen, two double bedrooms & 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

Via front garden with pathway leading to front entrance.

Entrance Hallway

Entrance hallway has stairs rising to the first floor and a door off to the lounge/diner and a storage heater.

Lounge/Diner

14' 9" Maximum x 13' 4" Maximum (4.50m Maximum x 4.06m Maximum)
Generously sized lounge/diner, benefiting from a feature fire place, telephone and television points, a storage heaters and double glazed window to the front aspect.

Kitchen

11' 9" x 8' 8" (3.58m x 2.64m)
Double glazed window to the rear aspect. Fitted with wall and base units with work surfaces over, incorporating a stainless steel sink and drainer unit. There is electric freestanding cooker and washing machine and space for a fridge/freezer. Benefiting from tiling to the splash back areas, storage heater, a understairs cupboard, pantry and doorway to utility room.



Utility

7' 7" x 4' 10" (2.31m x 1.47m)

Door leading to the rear garden and Vinyl flooring.

Stairs & Landing

The stairs lead from the hallway, comprising of doors off to both bedrooms and the family bathroom.

Bedroom One

14' 10" x 9' 9" (4.52m x 2.97m)

Double bedroom comprising built in wardrobes, an airing cupboard, an electric heater, loft access and a double glazed window to front elevation.

Bedroom Two

10' 5" x 10' (3.17m x 3.05m)

Double bedroom comprising built in wardrobes, an electric heater and a double glazed window to rear elevation.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with mixer taps and shower over, low level WC, partly tiled walls and a double glazed window to the rear elevation.

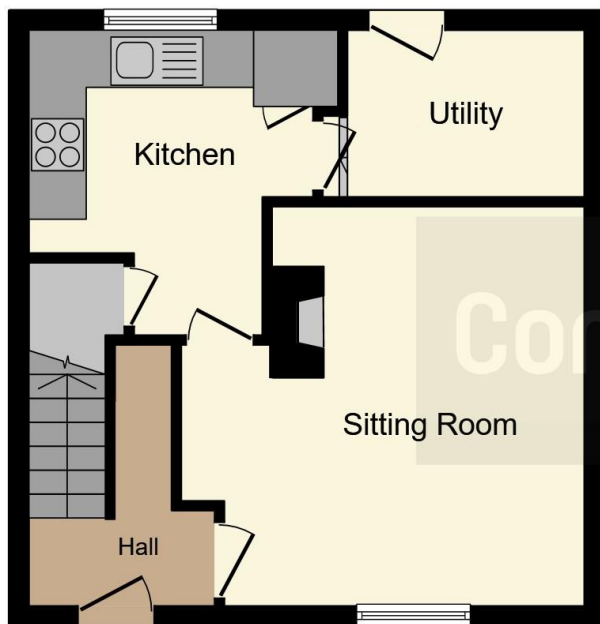
Rear Garden

Mainly laid to lawn with a patio area. Fully fence enclosed and with gated rear access.

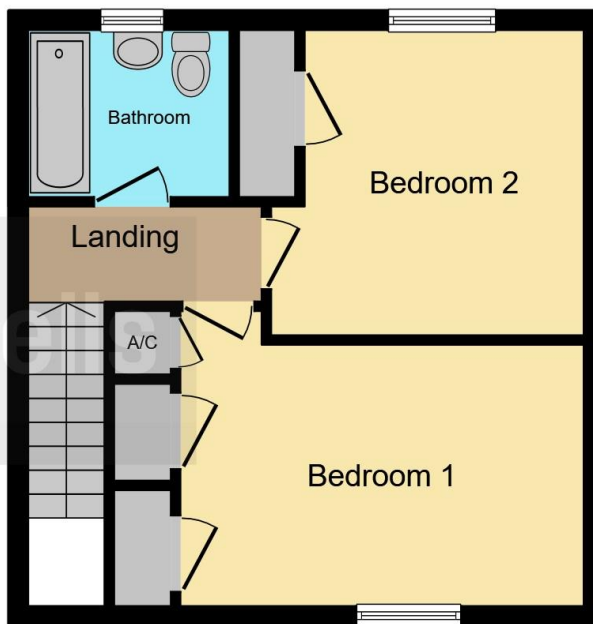
Parking

Benefiting from one 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

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EPC Rating: D

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Tenure: Freehold



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