



**Connells**

Oxford Street  
Southam





## Property Description

### PUBLIC NOTICE

Address: 18 Oxford Street, Southam, CV47 1NS

We are acting in the sale of the above property and have received an offer of £193,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - D

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.

## Approach

Part glazed entrance door leading to

## Lounge

14' 5" x 11' 9" into recess ( 4.39m x 3.58m into recess )

Feature open fireplace with cast iron surround, brick hearth backing, radiator, television aerial socket, exposed beams to ceiling, slate tiled flooring, door to outer hallway and door to kitchen.

## Outer Hallway

Tiled flooring and door to cloakroom.

## Cloakroom

Low level wc, wash hand basin, upvc double glazed obscure window to rear elevation.

## Kitchen

10' 10" x 9' 11" ( 3.30m x 3.02m )

Fitted with matching base and wall units, working surface, tiled splashbacks, Belfast style sink with mixer tap over. Space for fridge freezer and a range style cooker. Central work station, space and plumbing for washing machine, radiator, tiled flooring, exposed beams and stairs rising to first floor landing.

## First Floor Landing

Upvc double glazed window to rear elevation, doors leading off to bedrooms.

## Bedroom Three

11' 1" x 10' 3" ( 3.38m x 3.12m )

Upvc double glazed window to front elevation, exposed beams, feature original open cast iron fireplace with stone surround, storage cupboard, radiator.

## Bedroom Two

10' 11" x 10' 3" ( 3.33m x 3.12m )

Upvc double glazed window to front elevation, feature original cast iron fireplace with surround and stone hearth, storage cupboard, radiator, exposed beams.

## Second Floor

Upvc double glazed window to rear elevation, doors leading to master bedroom and bathroom.

### Master Bedroom

18' 6" x 8' 6" ( 5.64m x 2.59m )

Two upvc double glazed windows to front elevation, access to roof storage space via loft ladder, built in wardrobes, radiator.

### Bathroom

White suite comprising low level wc, pedestal wash hand basin with tiled splashback, panel bath with tiled surround, shower over and fitted shower screen, radiator / towel rail, upvc double glazed obscure window to rear elevation.



To view this property please contact Connells on

**T 01926 815500**  
**E [southam@connells.co.uk](mailto:southam@connells.co.uk)**

84 Coventry Street  
SOUTHAM CV47 0EA

EPC Rating: D    Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/STH104843](https://connells.co.uk/Property/STH104843)**



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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