





Property Description

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 historic town of Warwick, famous hometown of William Shakespeare 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.

Southam has a varied range of shops including a hardware shop, a pharmacy, a newly built library, hairdressers, a local grocery shop as well as larger supermarkets. There are also a number of public houses & cafes. Alternatively, Southam offers a range of different takeaway options if you prefer a night in. Other amenities include a post office, banks, doctor's surgeries, health clinic & dentists.

There are lots of activities, groups and clubs in the town including Southam Lions, Rotary, Guides and Cubs. Southam is home to a well-equipped Leisure Centre & a number of different sports clubs.

Approach

This property is accessed via steps leading to the front door and lawned fore garden.

Reception Hall

Stairs rising to first floor accommodation. Door to lounge, breakfast kitchen, downstairs cloakroom, storage cupboard and radiator.

Downstairs Cloakroom

Fitted with white suite comprising pedestal hand wash basin, tiled splash back, low level WC, opaque double glazed window to side aspect. Radiator.

Breakfast Kitchen

18' 4" x 8' 10" (5.59m x 2.69m)

Fitted with a range of wall and base units with work surface over, incorporating stainless steel one and a half bowl single drainer sink unit with mixer tap over, part tiled walls, four ring gas hob inset to work surface, stainless steel splashback and stainless steel cooker hood over. Integrated electric oven, fridge freezer, washer dryer and dishwasher. cupboard housing gas fired boiler, radiator. Double glazed window to the front aspect.

Lounge

15' 8" x 14' 1" (4.78m x 4.29m)

Double glazed French doors with double glazed full length windows to both sides leading out to the rear garden. Television aerial point, radiator and understairs storage cupboard.

First Floor Landing

Doors to bedrooms and bathroom and an airing cupboard.

Main Bedroom

15' 4" x 9' 10" (4.67m x 3.00m)

Built in wardrobe, television aerial point, radiator. Double glazed window to the front aspect and Door to:

En Suite

Fitted with white suite comprising of a shower cubicle with shower, hand wash basin, low level WC, tiled walls and radiator.

Bedroom Two

11' 10" x 8' 6" (3.61m x 2.59m)

Built in wardrobe, television aerial point, radiator. Double glazed window to the rear aspect.

Bedroom Three

8' 8" x 6' 10" (2.64m x 2.08m)

Television aerial point, radiator. Double glazed window to the rear aspect.

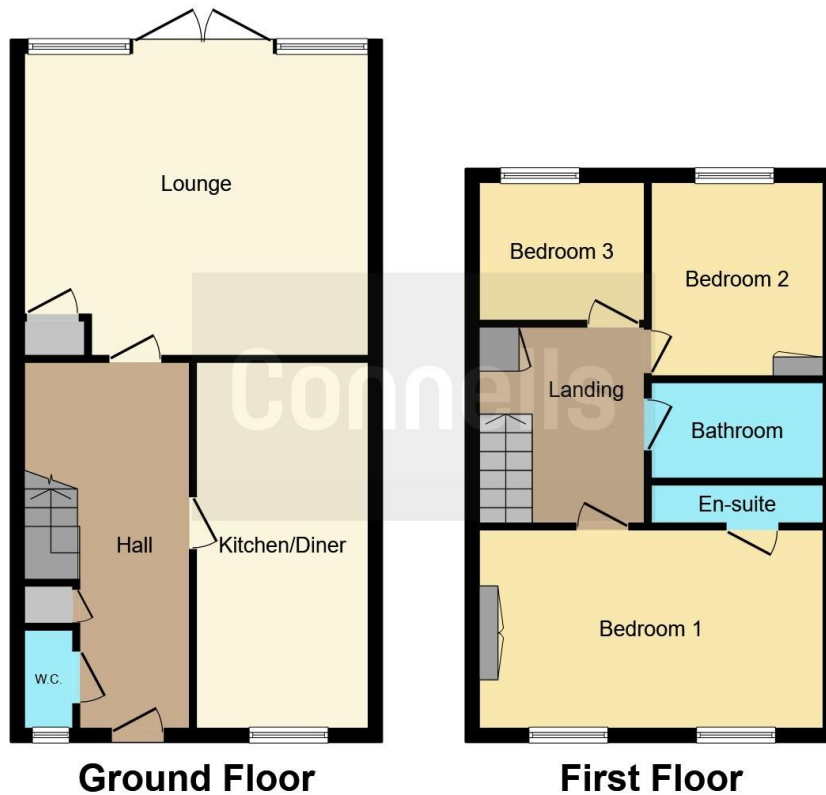
Family Bathroom

Fitted with white suite comprising panel bath with shower over, hand wash basin, low level WC, part tiled walls, radiator and shaver point.

Rear Garden

Landscaped on two levels with patio adjacent to property from the lounge, Lawn area and attractive, steps up to timber gate giving access to the allocated parking. enclosed with timber panel fencing.





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: C Council Tax
 Band: C

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Tenure: Freehold



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