



Connells

Collins Close
Napton Southam

Collins Close Napton Southam CV47 8PJ

for sale
£285,000



Property Description

Beautifully presented two double bedroom semi-detached home set in the very popular village of Napton.

Still within its NHBC warranty and energy efficient with Solar Panels!

Briefly comprising; welcoming entrance hallway, breakfast kitchen, downstairs guest cloakroom and lounge. On the first floor there are two well-proportion double bedrooms and the family bathroom.

Benefitting from front and rear gardens, in addition to driveway parking.

Napton is a highly sought after picturesque village in South Warwickshire situated on the junction where the South Oxford Canal meets the Grand Union. Napton offering numerous country walks and cycle routes as well as an excellent primary school with pre-school attached, a traditional canal side pub and a gastro pub within easy reach. A well-stocked village shop with local and fresh produce, bakery, cafe and Post Office.

Napton has the added advantage of having very good sports facilities in the form of a tennis, football and cricket club. In addition there is several fishing lakes, canal boat hire, a church, village hall, park and skate park on the edge of the village.

Approach

Via front garden with a pathway leading to the front door.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and an under stairs storage cupboard, a radiator, wood effect flooring and doors to the breakfast kitchen, downstairs cloakroom and the lounge.

Downstairs Cloakroom

Fitted with a wash hand basin, low level W/C, wood effect flooring and a radiator.

Breakfast Kitchen

9' x 15' (2.74m x 4.57m)

Fitted with wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit. Integrated appliances include; an electric oven, electric hob with cooker hood over, a dishwasher and a fridge/freezer, whilst providing space for a washing machine. Comprising ceiling spotlights, a radiator, wood effect flooring and a double glazed window to front elevation.

Lounge

9' 1" x 16' (2.77m x 4.88m)

Spacious, light and airy lounge consisting of a radiator, a double glazed window to rear elevation and double glazed French doors leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is a built-in cupboard, access to the loft and doors to both bedrooms and the family bathroom.

Bedroom One

8' 10" x 14' (2.69m x 4.27m)

Double bedroom benefitting from built-in wardrobes, a radiator and a double glazed window to rear elevation with views over fields.

Bedroom Two

8' 1" x 13' 10" (2.46m x 4.22m)

Double bedroom benefitting from built-in wardrobes, a radiator and a double glazed window to front elevation.

Bathroom

Three piece suite fitted with a wash hand basin with vanity unit, bath with shower over and a low level W/C. Having partly tiled walls, laminate flooring, an extractor fan, a heated towel rail and a double glazed window to side elevation.

Outside

Rear Garden

Good size, private garden being mainly laid to lawn and fence enclosed, with a slabbed patio area.

Parking

Driveway providing off road parking.

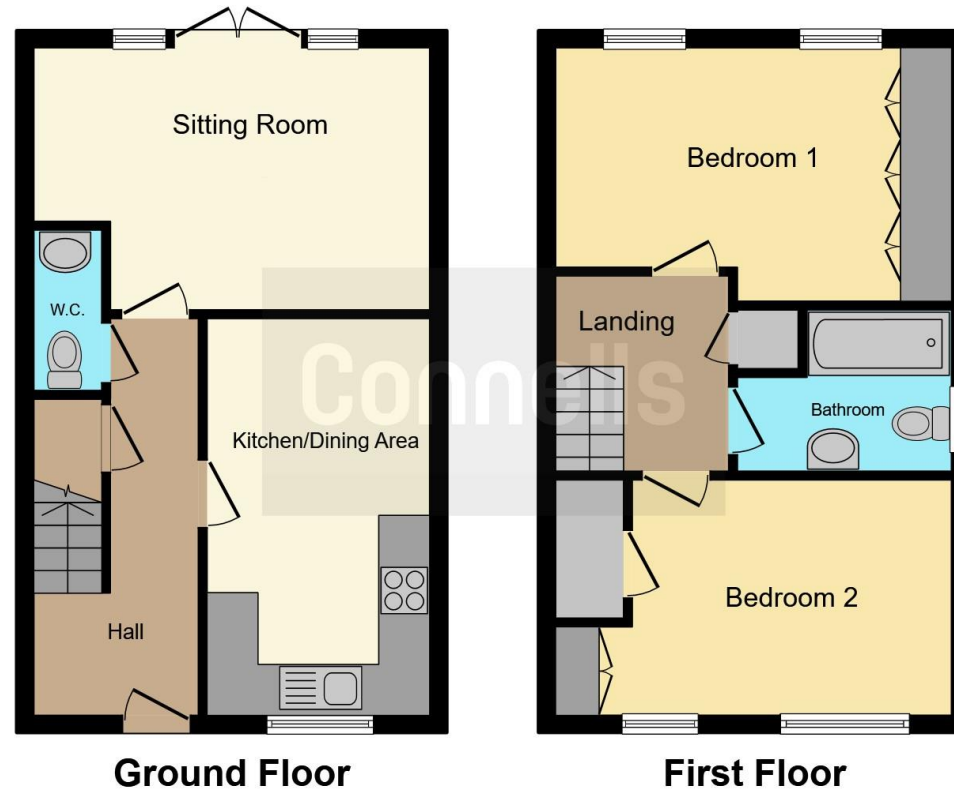
Agent's Note

We understand from our seller that the property benefits from solar panels which are owned outright and there is an annual maintenance charge of £90 which goes towards the maintenance of the communal roads, driveways etc as the road is currently unadopted.









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

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
 SOUTHAM CV47 0EA

EPC Rating: B Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/STH105064



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: STH105064 - 0003