







### Property Description

Two double bedroom terraced property available for sale with no onward chain!

An ideal first time buy or investment, this property offers ample living space and is in need of slight modernisation.

The accommodation comprises; welcoming entrance hallway, lounge, separate kitchen, two well-proportioned double bedrooms and the family bathroom.

Externally there is a double tarmac driveway and low maintenance rear garden with a brick built outbuilding ideal for a home office.

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 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. 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.

radiator, wood effect laminate flooring, a double glazed window to rear elevation and sliding patio doors leading to the garden.

### Kitchen/Diner

9' x 12' 1" ( 2.74m x 3.68m )

Fitted with wall and base units with work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Integrated appliances include electric oven and gas hob with extractor fan over, a dishwasher, a fridge/freezer and a microwave . Comprising a radiator, tiled flooring and a double glazed window to front elevation.

### Approach

Via driveway leading to the front door.

### Entrance Hallway

Welcoming entrance hallway with a double glazed window to front elevation, stairs rising to the first floor and an under stairs storage cupboard, a radiator and wood effect laminate flooring.

### Lounge

11' x 15' ( 3.35m x 4.57m )

Spacious, light and airy lounge consisting of a

## First Floor

### Landing

The stairs lead from the hallway. There is a built-in cupboard housing the gas central heating boiler. With doors to both bedrooms and the shower room.

### Bedroom One

12' 1" into recess x 12' ( 3.68m into recess x 3.66m )

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

### Bedroom Two

8' 1" x 11' ( 2.46m x 3.35m )

Double bedroom having a built-in wardrobe, a radiator and a double glazed window to rear elevation.

### Shower Room

Three piece suite fitted with a wash hand basin with vanity unit, a corner shower and a low level W/C. Having fully tiled walls, a radiator, an extractor fan and a double glazed window to rear elevation.

## Outside

### Front Of The Property

With a double tarmac driveway providing off road parking.

### Rear Garden

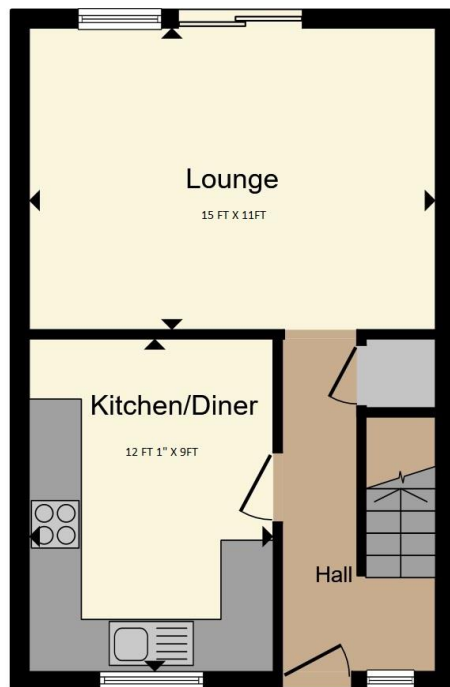
Well-maintained two tier garden being mainly laid to slabbed patio and fence enclosed.

### Outbuilding

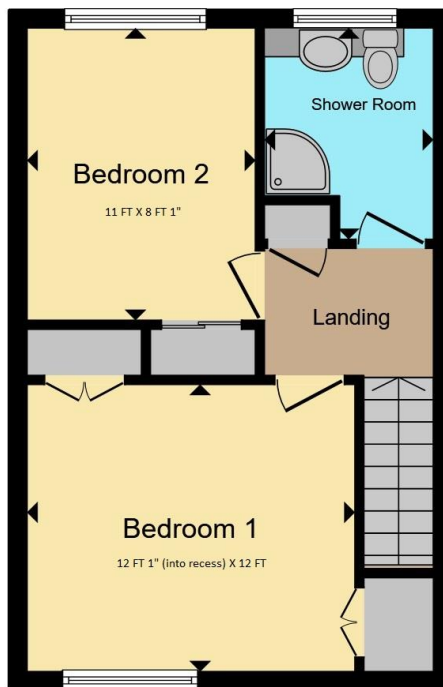
8' 1" x 15' ( 2.46m x 4.57m )

Brick-built outbuilding benefitting from power, light and a double glazed window to front elevation.





**Ground Floor**



**First Floor**

Total floor area 68.9 m<sup>2</sup> (742 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: B Council Tax  
Band: C

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Tenure: Freehold



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