



Connells

Meldrum Court
Temple Herdewyke Southam

Meldrum Court Temple Herdewyke Southam CV47 2UF

for sale
£230,000



Property Description

Connells are delighted to bring to market this fantastic opportunity to acquire this beautifully presented three bedroom terraced property .

This spacious home is nestled in a tranquil village setting in the popular village of Temple Herdewyke and offers ample living accommodation throughout.

Beginning with a light and airy lounge/diner, well-presented kitchen, two double bedrooms, single bedroom & a family bathroom. Benefitting from a good sized rear garden and allocated parking.

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 pathway leading to the front entrance.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors to the lounge/diner and the kitchen.

Lounge/Diner

13' 11" x 19' 11" (4.24m x 6.07m)

Generously sized, light and airy lounge/diner consisting of an electric heater and double glazed windows to front and rear elevations.

Kitchen

11' 10" x 11' (3.61m x 3.35m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Having an integrated electric oven and electric hob with cooker hood over, whilst providing space for a washing machine, tumble dryer and a fridge/freezer. Comprising an understairs storage cupboard, a double glazed window to rear elevation and a door leading to the garden.



First Floor

Landing

The stairs lead from the hallway with doors to all bedrooms and the family bathroom.

Bedroom One

11' x 13' 1" (3.35m x 3.99m)

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

Bedroom Two

11' 1" x 8' 10" (3.38m x 2.69m)

Double bedroom benefitting from a built-in wardrobe, an electric heater and a double glazed window to rear elevation.

Bedroom Three

11' x 8' (3.35m x 2.44m)

Double bedroom with built-in wardrobes, an electric heater and a double glazed window to front elevation. With access to the loft which is partly boarded.

Bathroom

Three piece suite fitted with a wash hand basin, bath with electric shower over and a low level W/C. Having partly tiled walls and a double glazed window to rear elevation.

Outside

Rear Garden

Beautifully maintained garden being mainly laid to lawn and fence enclosed, with a brick built shed.

Parking There is an allocated parking space.

Agent's Note

We understand from our sellers that there is a monthly maintenance charge of £68 towards the grass cutting, hedge cutting and lighting supply for the development.

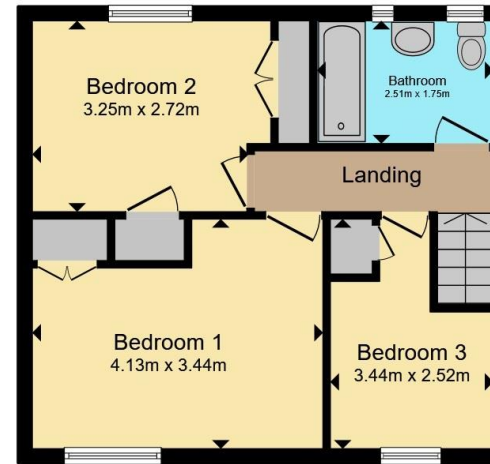








Ground Floor



First Floor

Total floor area 81.8 m² (881 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

Connells

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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/STH105097



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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