



Connells

Old School Cottages School Hill
Napton Southam



Property Description

Connells are delighted to bring to market this well-presented TWO BEDROOM END-TERRACED HOME with STUNNING FIELD VIEWS ideally situated in the sought after village of Napton and being marketed with NO ONWARD CHAIN. The property briefly comprises of a kitchen, lounge, rear porch, landing, TWO BEDROOMS, shower room & SOUTH FACING REAR GARDEN.

Napton-on-the-Hill is a popular village with good facilities including a parish church, Ofsted rated primary school, village hall, post office, general store, 2 public houses and a Community Centre. The nearby market town of Southam provides day to day shopping facilities, whilst Daventry, Warwick and Leamington Spa provide more extensive shopping, recreational and business facilities. The village has excellent road links to Leamington Spa, Rugby and Warwick, which all have mainline railway stations. This part of Warwickshire is well served by the motorway network with the M40, M42, M6 and M1 all within easy reach and there is a range of state, private and grammar schools in the area.

Approach

The property is approached via a set of communal steps leading down to the front entrance which leads into the kitchen.

Kitchen

10' 2" x 10' 1" (3.10m x 3.07m)

A fitted kitchen with window to the front aspect, wall & base units, electric heater, wall & base units, space for a fridge-freezer, washing machine, and free standing cooker with cooker-hood. Complimentary work surfaces, sink & drainer unit, tiled splash backs, a door leading to the first floor landing, under-stairs storage cupboard and secondary door leading into the lounge.

Lounge

13' x 10' 11" (3.96m x 3.33m)

Accessed via the kitchen, the lounge has a window to the rear aspect, an open-fireplace with art-deco surround, electric heater and door leading into the rear porch.

Rear Porch

With doors into the lounge and to the rear garden and a window to the side aspect.

Landing

With stairs leading up from the kitchen, the landing provides access to both bedrooms, shower room and a storage cupboard over the stairs which houses the immersion heater.

Bedroom One

12' 11" x 10' 11" (3.94m x 3.33m)

With windows to the rear aspect and electric heater.

Bedroom Two

10' 9" x 5' 8" (3.28m x 1.73m)

With windows to the front aspect and an electric heater.

Shower Room

A part-tiled three piece suite with window to the front aspect, shower cubicle with electric shower, low level WC and wash hand basin.

Rear Garden

A south-facing rear garden, which has a mixture of paved seating areas and rest laid to lawn, overlooking stunning field views.

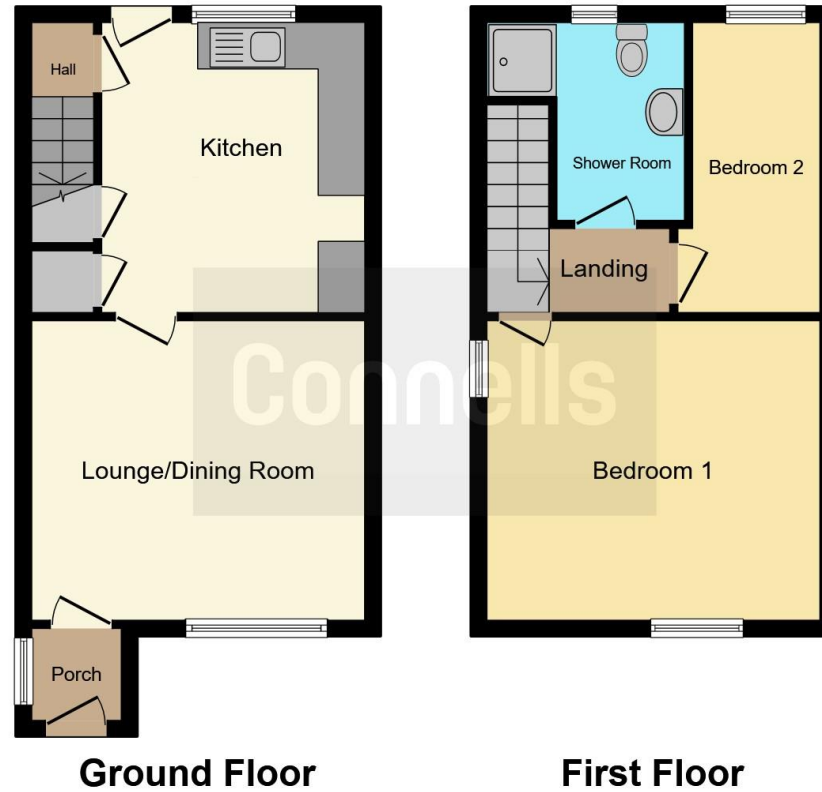
Parking

On-street parking with potential to add off-street parking to the rear garden subject to the relevant planning.









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: E

Tenure: Freehold

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