

NIMROD AVENUE

S O U T H A M

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ESTATES



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A DETACHED 4 DOUBLE BEDROOM FAMILY HOME, WITH OPEN PLAN LIVING AND A GARAGE



NIMROD AVENUE

Premium Estates are delighted to showcase this modern family home. The property is immaculately presented and comprises upstairs of 4 double bedrooms, the master with an en-suite, as well as a modern family bathroom.

Downstairs showcases a fantastic open plan layout with kitchen/dining/living space, however, offers the opportunity to close off the living room for comfort and privacy if required.

In addition, there is a playroom/study downstairs as well as a downstairs WC – excellent additions for modern family living.

There is a large back garden and single garage with space for 2 cars on the driveway.

Open Plan Living

X4 Double Bedrooms

Electric Car Charge Point

Seperate Living Room

En-Suite to the Master

Single Garage & x2 Car Drive

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Council Tax Band E

Walking distance to Southam Town Centre

Close to good schools

Situated between Leamington Spa, Rugby, Coventry & Daventry

13 mins to M40

1356 sq ft

You will find an electric car charging point installed and the front opens up onto a great plot position on the development.

Secure and very quiet, looking on to a green space.

The site was developed by Taylor Wimpey, completed in 2022. This house type is the Shelford.

Southam is a historic market town which offers rural community living with the advantages of local town amenities. Perfectly situated between Coventry & Banbury on the A423 Southam is easily connected to Leamington Spa, Warwick and Stratford upon Avon. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



COVERING WARWICK,
LEAMINGTON SPA,
KENILWORTH &
SURROUNDING VILLAGES

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