

**LINLEY ROAD, SOUTHAM CV47 0JY**



**A SEMI DETACHED TWO BEDROOM BUNGALOW WITHIN A SHORT WALK OF SOUTHAM TOWN CENTRE.**

- NO CHAIN
- BUNGALOW
- DRIVEWAY
- FRONT AND REAR GARDENS
- ENTRANCE HALLWAY
- LOUNGE/DINER
- KITCHEN
- CONSERVATORY
- WALKING DISTANCE TO TOWN CENTRE

**2 BEDROOMS**

**GUIDE PRICE £285,000**

A great opportunity to purchase this charming and desirable two bedroom semi-detached bungalow within a short walk of Southam town centre.

Benefiting from well proportioned accommodation throughout and being bought to the market with NO CHAIN.

In brief, driveway, porch, entrance hallway, two bedrooms, lounge/dining, kitchen, conservatory and garden.

We encourage you to book your viewing early.

### **Front**

The property has pleasing kerb appeal with a spacious driveway and a front garden laid to lawn.

### **Porch 4'0" x 2'7" (1.22 x 0.81)**

With a light point to ceiling and access to the main entrance hallway via the main entrance door.

### **Entrance Hallway**

L shaped entrance hallway, with light point and smoke alarm to ceiling. Access to the bedrooms, bathroom, reception and kitchen areas. There is also a hatch for loft access and storage.

### **Lounge/Dining 20'0" x 12'11" (6.10 x 3.95)**

Spacious living/dining room which has a large double glazed window to the rear aspect and door leading to the patio area, open fireplace, light points to the ceiling and two radiators.

### **Kitchen 9'3" x 8'10" (2.84 x 2.70)**

With a double glazed window to the side elevation and on to the rear aspect, door leading to the conservatory. Kitchen worktop on both sides with multiple storage compartments above and below. Integrated oven and grill, electric hobs, sink and space for white goods, including washing machine, dishwasher and fridge/freezer.

### **Bathroom 8'5" x 5'4" (2.59 x 1.63)**

With a double glazed window to the side aspect, bath with shower attachment, sink, WC, radiator, light point and built in storage cupboard.

### **Conservatory 9'9" x 7'5" (2.99 x 2.28)**

With double glazed windows to rear and both side aspects and door leading to the garden area.

### **Bedroom One 14'3" x 8'11" (4.36 x 2.72)**

With a double glazed window to the front aspect, light point to ceiling, radiator and fitted wardrobes.

### **Bedroom Two 12'0" x 10'11" (3.66 x 3.35)**

Benefiting from a double glazed bay window to the front aspect, light point to ceiling and radiator.

### **Garden**

A lovely sized mature rear garden laid to lawn in the middle and with plenty of plants and shrubbery surrounding. Space for sheds and greenhouses, and side access to the bungalow.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Information**

Mains water, gas and electricity are believed to be connected to the property. We believe the property to be freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property. All photographs are taken with a wide angled lens Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. . Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is C.

**Tenure**

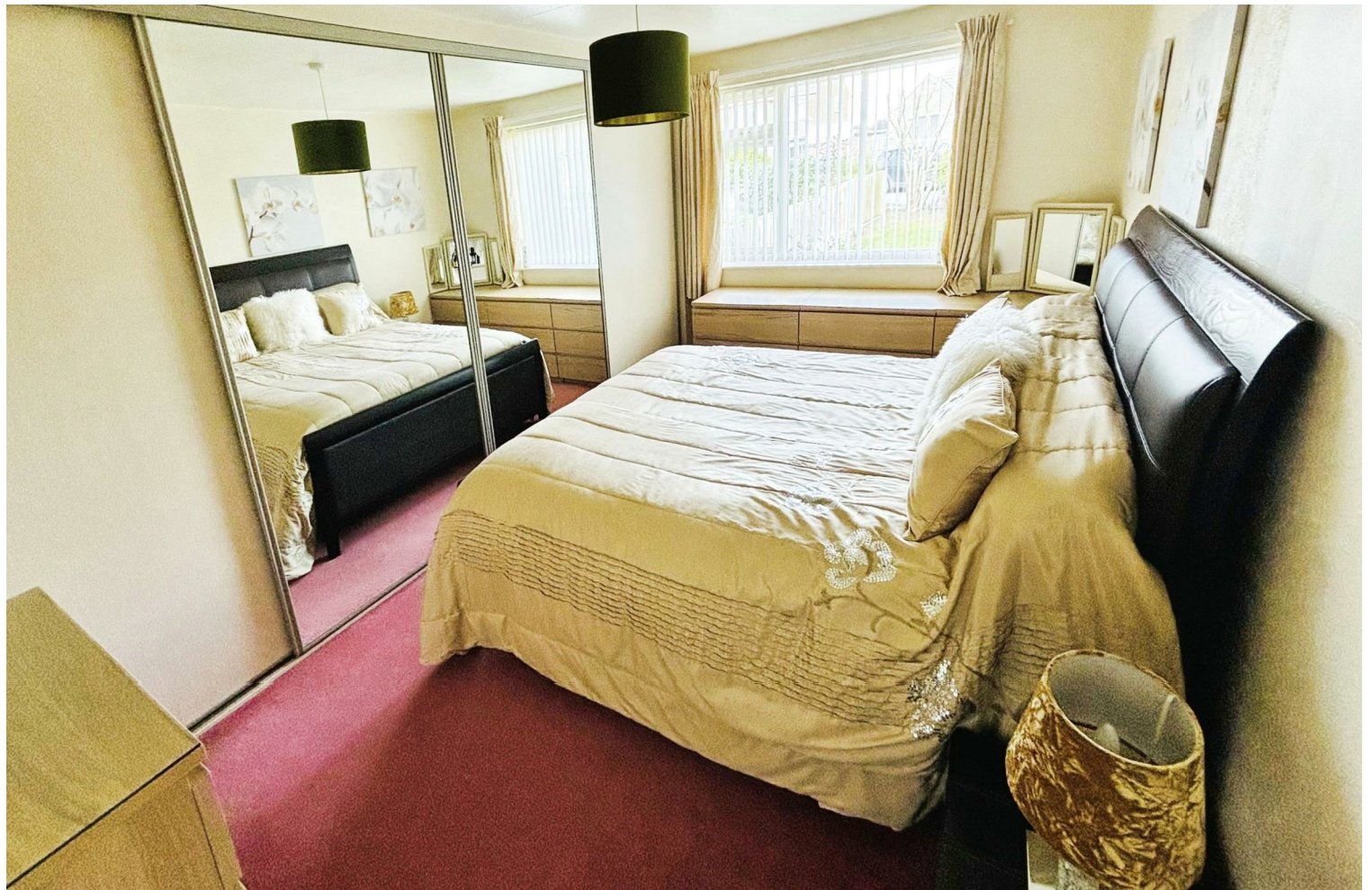
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**Viewings**

Strictly by appointment through Hawkesford on 01926 438123

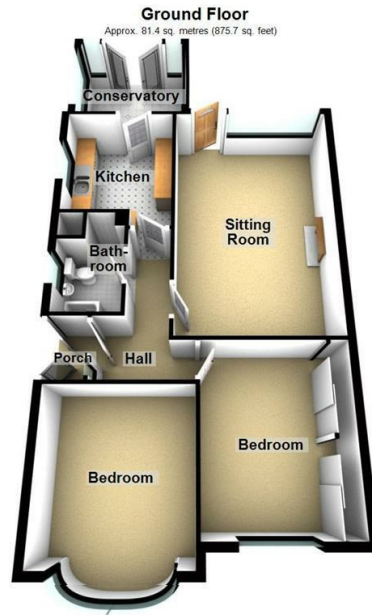












**Ground Floor**  
Approx. 81.4 sq. metres (875.7 sq. feet)

Total area: approx. 81.4 sq. metres (875.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>82</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		