



ehB
RESIDENTIAL

Your Property - Our Business

Holly Lodge, Holly Bush Lane, Priors Marston, Southam

Price Guide £375,000



A rare opportunity to acquire a individually styled, detached bungalow offering well-proportioned two bedroomed accommodation, within this highly regarded rural village location, requiring modernisation and improvement.

[Priors Marston Village](#)

Is a popular rural village set in the heart of the beautiful rolling countryside. Whilst the village contains a limited range of facilities and amenities, good facilities are available in nearby Southam. The village is also conveniently sited for a number of

work centres including Leamington, Banbury, Daventry and Southam, and has consistently proved to be very popular.

ehB Residential are pleased to offer Holly Lodge, Holly Bush Lane, Priors Marston, which is an opportunity to acquire an individually styled detached bungalow, believed to have been originally constructed in the late 1950's. Providing spacious, gas centrally heated and sealed unit double glazed two bedroomed accommodation, which includes a comprehensively fitted kitchen and large

conservatory of note. The property occupies a pleasant secluded position within the village, a deceptive garden which includes garage and ample additional car parking and offers considerable scope for further modernisation and improvement. **IMMEDIATE VACANT POSSESSION.**

In detail the accommodation comprises:-

[Spacious Entrance Hall](#)

With radiator, cloaks cupboard.





Lounge

16' x 13' (4.88m x 3.96m)

With stone fireplace and hearth with electric flame effect fire, TV point, radiator, French doors to conservatory.

Dining Room

12' x 16' (3.66m x 4.88m)

With windows to two aspects, radiator, alcove with fitted shelves.

Fitted Kitchen

12' x 11' (3.66m x 3.35m)

With extensive range of base cupboards and drawer units, with complementary granite work surfaces and returns, inset single drainer one and a half bowl coloured sink unit with mixer tap, tiled splashbacks with high level high level cupboards and built-in Neff microwave oven, four ring hob unit with extractor hood over, washing machine, dishwasher and pantry cupboard, radiator.

Access to...



Substantial Conservatory

25' x 12' (7.62m x 3.66m)

With slate tiled floor, sealed unit double glazed with French doors to two aspects.

Cloakroom/WC

With low flush WC, wash hand basin, access to roof space.

Bathroom

8'3" x 8' (2.51m x 2.44m)

Being half tiled with coloured suite comprising



panelled bath, pedestal basin with mixer taps, tiled shower cubicle with Mira electric shower unit.

Bedroom

13'10" x 11' (4.22m x 3.35m)
With radiator.

Bedroom

14'3" x 11' (4.34m x 3.35m)
With range of built-in wardrobes.

Outside

The property occupies a deceptive non-estate position within Priors Marston with drive and good sized car parking facility. The front of the property is principally laid to lawn, well screened by established foliage, with walled access and further lawned area to the rear. Leading to the...

Adjoining Garage

16'2" x 9'6" (4.93m x 2.90m)
With up-an-over door, electric, light, power point, personal door, with adjoining boiler house, containing gas fired central heating boiler.

Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom Oct 25).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom Apr 25).

Rights of Way & Covenants

The property is sold subject to and with the benefit



of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not

tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band E.

Location

CV47 7RW

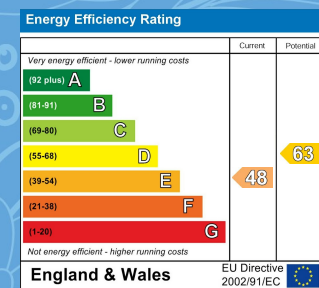


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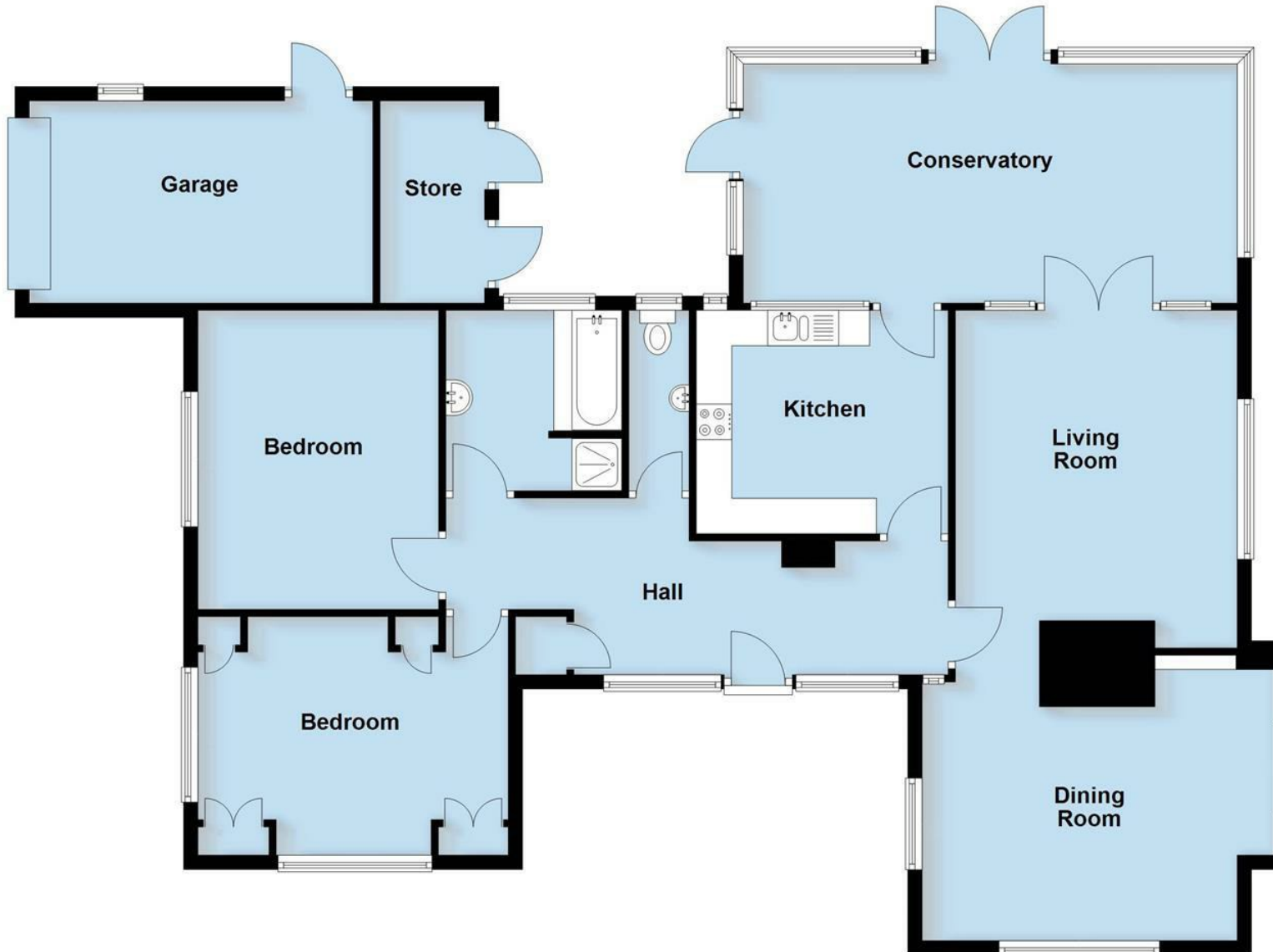
01926 881144 ehbresidential.com



Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Ground Floor

Approx. 146.9 sq. metres (1581.0 sq. feet)



Total area: approx. 146.9 sq. metres (1581.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact