

Peter Clarke



20 Stapledon Green, Temple Herdewyke, Southam, CV47 2UG

- No chain
- End terrace
- Well presented throughout
- Modern kitchen
- Open plan living - dining
- Two double bedrooms
- Allocated parking
- Positioned on a corner plot
- Overlooking green space to the front
- Ample outdoor storage



£225,000

## ACCOMMODATION

Entry through the front door leads which features oak stairs ascending to the first floor complete with storage underneath. The living room provides ample space for a log burner, a dining table, and patio doors that open into the rear garden. The contemporary kitchen is fitted with a variety of wall and base units topped with oak work surfaces, along with additional fitted cupboards extending to the utility room. It includes an inset ceramic sink with a window overlooking the front, an integrated dishwasher, and designated spaces for a cooker, fridge-freezer, washing machine, and dryer. The ground floor is enhanced by underfloor heating.

On the first floor, the landing features an airing cupboard that houses the water tank, as well as a large additional storage cupboard. Bedrooms one and two both have windows facing the rear and are fitted with modern electric radiators. Bedroom one also provides access to the loft hatch. The bathroom includes a bath with a waterfall shower and an additional attachment, a wash hand basin with a vanity unit, a WC, an obscured window to the front.

## OUTSIDE

An ideal rear garden for entertainment. This garden is more spacious than the typical garden and is situated on a corner plot. It features a sizable decking area complete with a roof, a section adorned with decorative stones, and the rest covered with Astroturf and well-established planters. There is a garden kitchen equipped with an integrated BBQ and room for a refrigerator. There is a storage area that can accommodate garden furniture. An outdoor tap is also available. The property includes gated side access and a designated parking space.

At the front, a paved pathway that leads to an open canopy porch and the front door. The front garden is landscaped with grass and bordered by bushes. Furthermore, there are two additional storage sheds, one for logs and the second, also fitted with shelves, perfect for bicycles/workshop.

## GENERAL INFORMATION

**TENURE:** The property is understood to be Freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that electricity, water and drainage are connected to the property. Underfloor heating is run on a smart system. However this should be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** 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 same whether mentioned herein or not.

**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band B.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** E. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

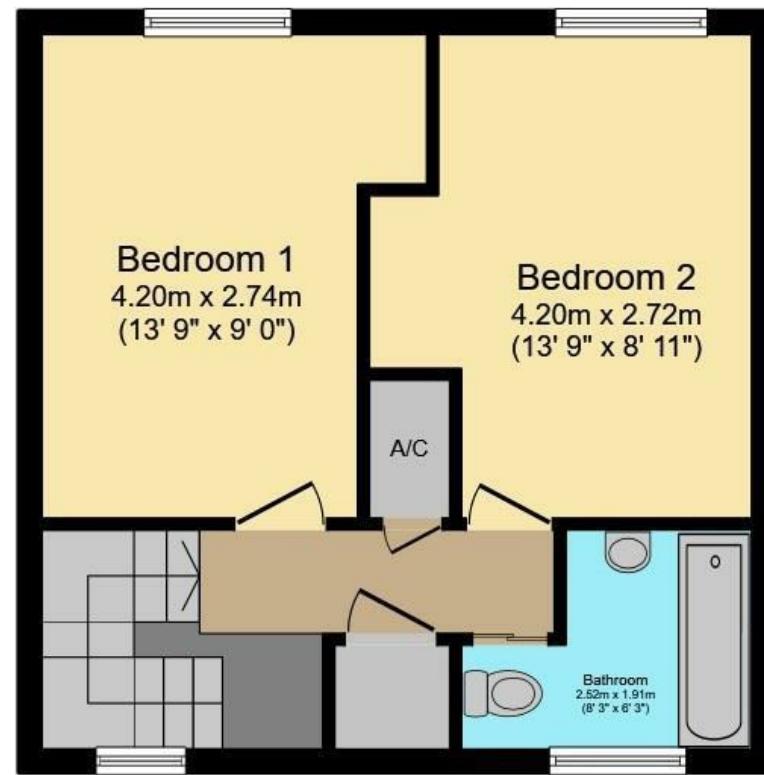


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Ground Floor

Floor area 38.2 sq.m. (411 sq.ft.)

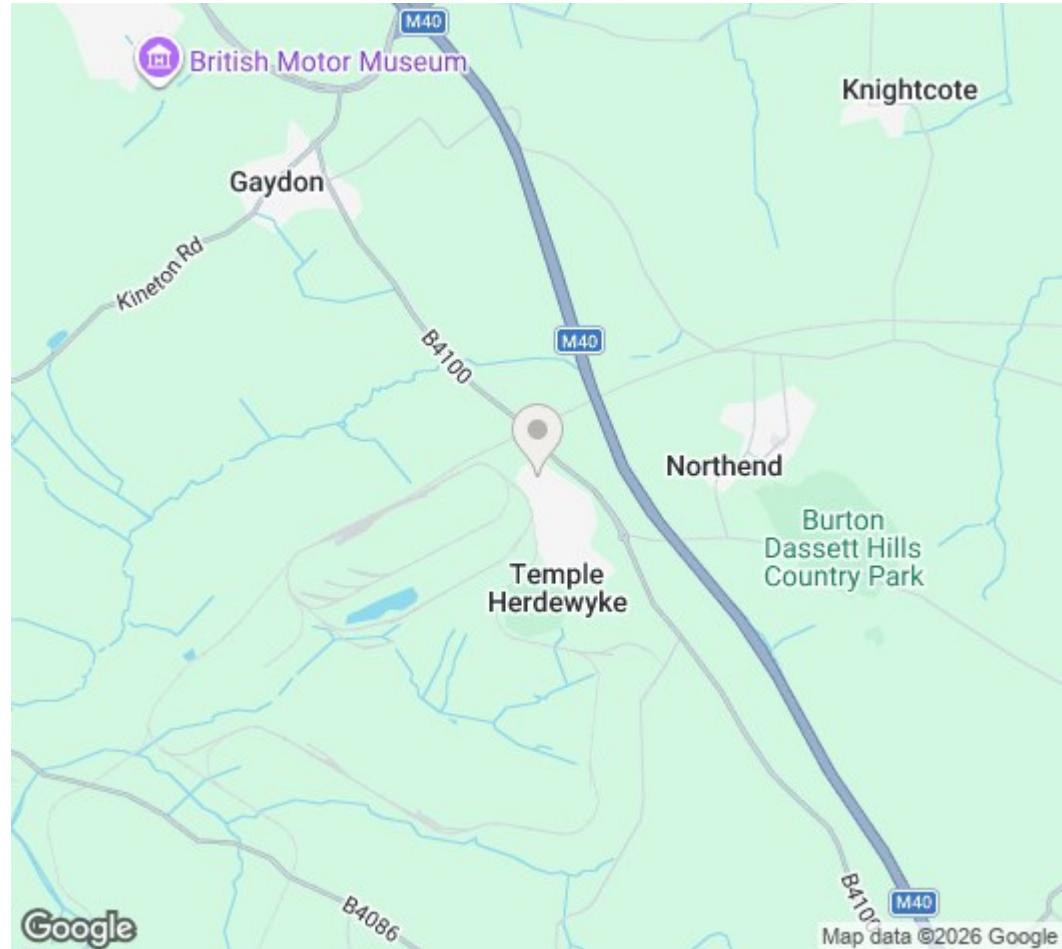


First Floor

Floor area 38.2 sq.m. (411 sq.ft.)

Total floor area: 76.4 sq.m. (823 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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](http://www.Propertybox.io)



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