



Spitfire Road, Southam, CV47

**Offers Over £350,000**

The Property Experts - Southam

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- 3 Good Sized Bedrooms
- Garage & Driveway
- West Facing Garden
- Beautifully Presented Family Home
- Countryside Views
- Stunning Kitchen/Diner
- Sunny Sitting Room
- Master Suite With En-suite

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A BEAUTIFULLY PRESENTED 3 BEDROOM TOWN HOUSE IN A WELCOMING LOCATION WITH A WEST FACING GARDEN, TASTEFUL KITCHEN/DINER AND MASTER SUITE WITH COUNTRYSIDE VIEWS.

Built by Taylor Wimpey in 2020, this thoughtfully designed home has a great aspect across the green space & play area, ideal for families. The property comprises GARAGE & DRIVEWAY, entrance hall, LIGHT & AIRY KITCHEN/DINER, handy DOWNSTAIRS TOILET and a calming SITTING ROOM which looks over the garden. On the first floor there are 2 GOOD SIZED BEDROOMS and the FAMILY BATHROOM. The second floor is dedicated to the MASTER SUITE allowing for that much-needed downtime, there is an EN-SUITE and ample space for a dressing area, the front of the property benefits from some wonderful COUNTRYSIDE VIEWS of Napton. Outside, the sunny rear GARDEN is WEST FACING and is the perfect place to sit and enjoy the good weather. Book your viewing on the stylish home TODAY!







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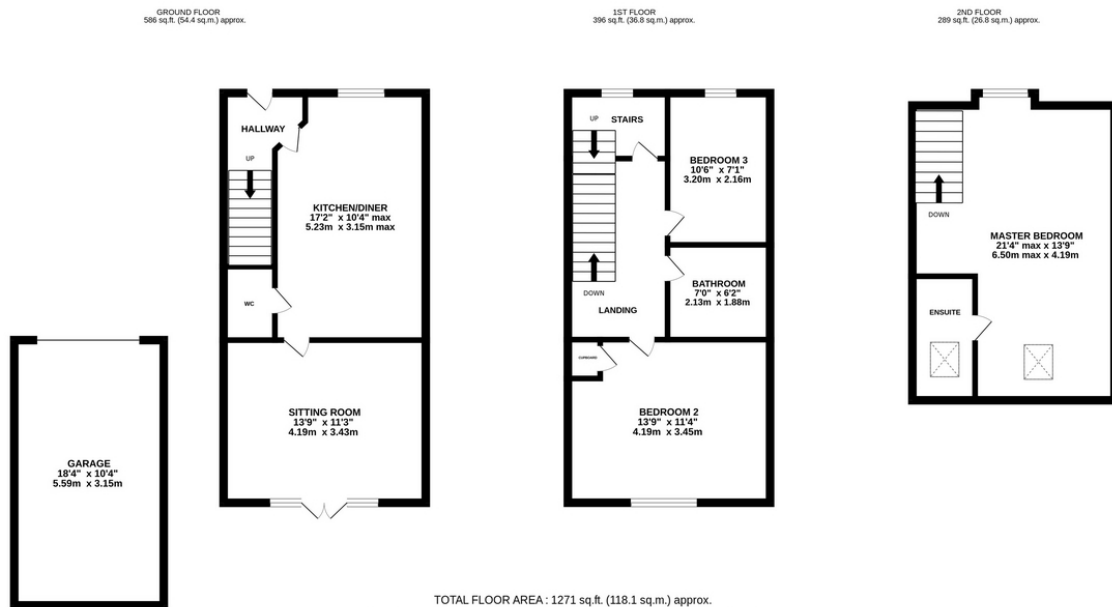
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 0.04 ac



1109 sq ft

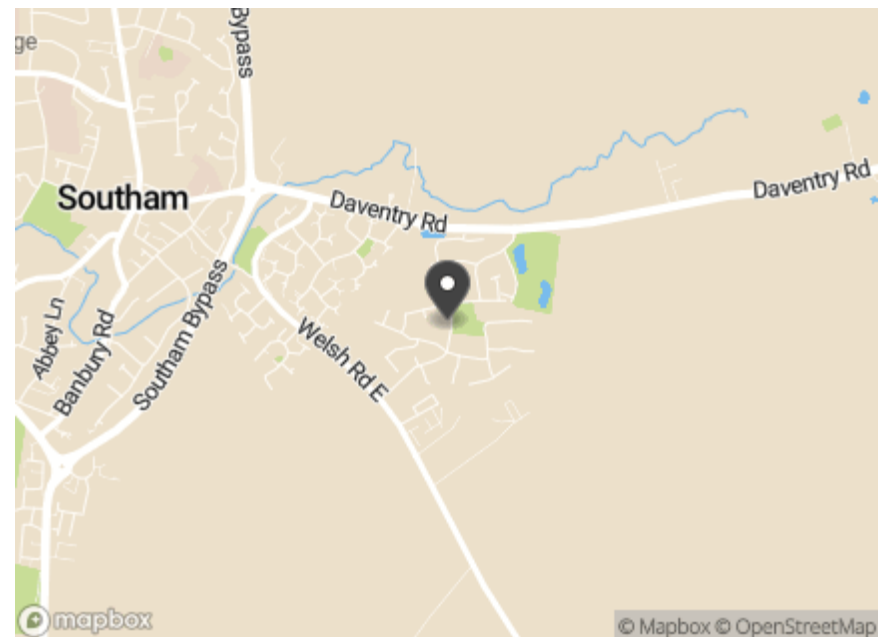




TOTAL FLOOR AREA : 1271 sq.ft. (118.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92+) <b>A</b>		<b>95</b>	(92+) <b>A</b>
(81-91) <b>B</b>	<b>85</b>		(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England, Scotland & Wales		EU Directive 2002/91/EC	England, Scotland & Wales



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