



Flint Close, Southam, CV47

£335,000

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- 3 Bedrooms
- Driveway
- Walled Garden
- Homely Kitchen/Diner
- Sunny Sitting Room
- Downstairs Toilet
- En-suite & Fitted Wardrobes To Master
- Close To Southam College

A WELL LOCATED 3 BEDROOM DETACHED HOME WITH A BEAUTIFULLY STYLED KITCHEN/DINER, A SIZABLE MASTER BEDROOM AND A SUNNY WALLED GARDEN. CALL TODAY TO VIEW THIS WONDERFUL PROPERTY. This delightful property is situated a short walk from SOUTHAM COLLEGE, built in 2019 the property has been well maintained and provides a great amount of space for a COUPLE or small family. The house comprises a wrap around front garden, driveway for 2, the entrance hall gives access to the homely KITCHEN/DINER, a light & airy SITTING ROOM and the DOWNSTAIRS TOILET. On the first floor the property has 3 GOOD SIZED BEDROOMS, with the master benefitting from an EN-SUITE and there is also a family BATHROOM. Outside the rear WALLED GARDEN provides a serene space to enjoy some outdoor entertaining or family time. CALL TO BOOK YOUR VIEWING TODAY!!!





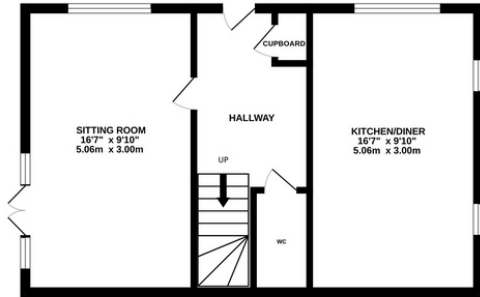
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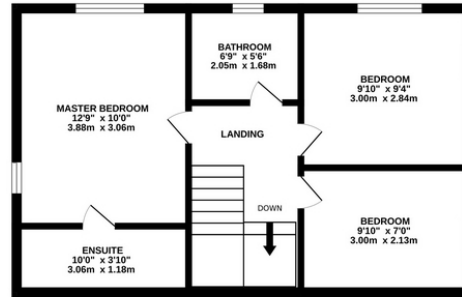
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GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.

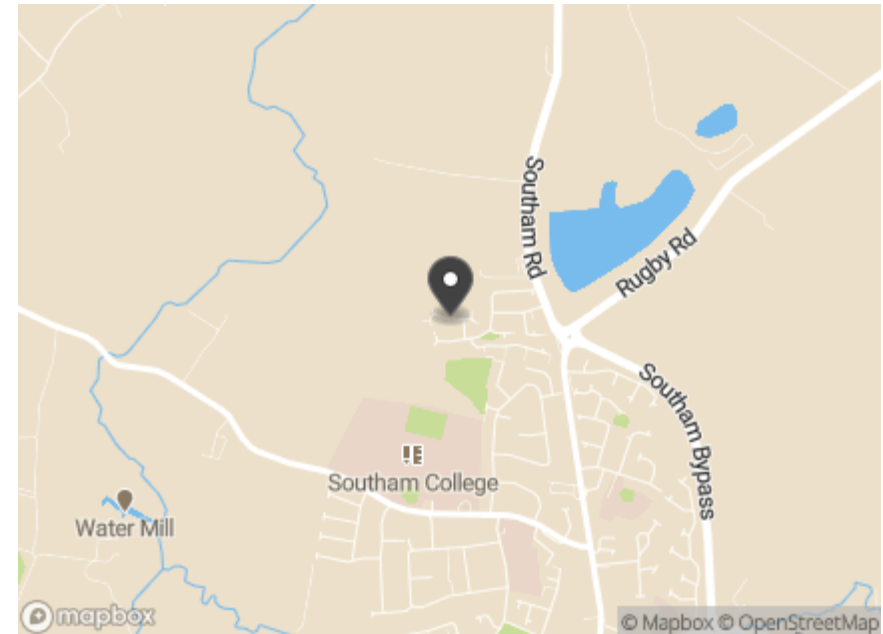


TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

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		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	83	95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A	85	96
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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