



Hillyard Road, Southam, CV47

Offers Over £280,000

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- 3 Bedrooms
- Garage & Driveway
- Great Sized Garden
- Requires Modernisation
- Lounge/Diner
- Kitchen
- Good Sized Porch
- Garden Room & Store

A GREAT 3 BEDROOM FAMILY HOME, WITH VAST POTENTIAL! WITH SOUTHAM COLLEGE JUST A STONE'S THROW AWAY AND A SIZEABLE GARDEN, THIS LOVELY HOME IS THE PERFECT PLACE TO CALL HOME.

Requiring modernisation the property has a variety of options for your family. Located a short walk from Southam's many amenities including Schools, shops, the leisure centre and several parks, this house provides a lovely place to put down roots. The house comprises GARAGE & DRIVEWAY, front garden leading to the entrance PORCH, inside there is a light & bright LOUNGE/DINER and a separate KITCHEN. Upstairs there are 3 BEDROOMS and a family BATHROOM, while outside there is a beautifully planted GARDEN with a covered decking, garden store & garden room. All offering lots of opportunity to make this house work for you. Call today and see all this place has to offer.





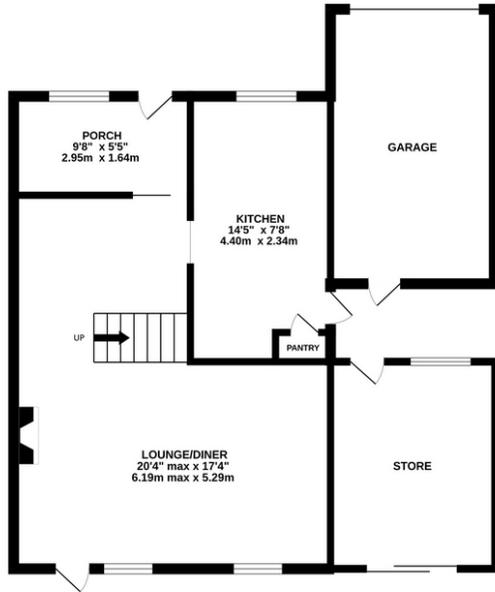
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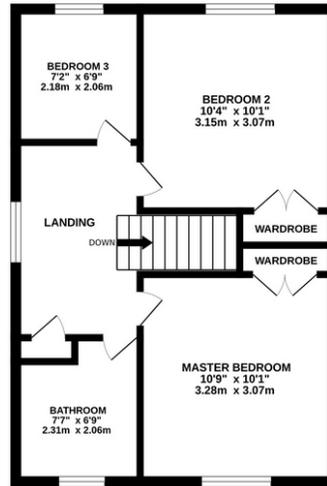
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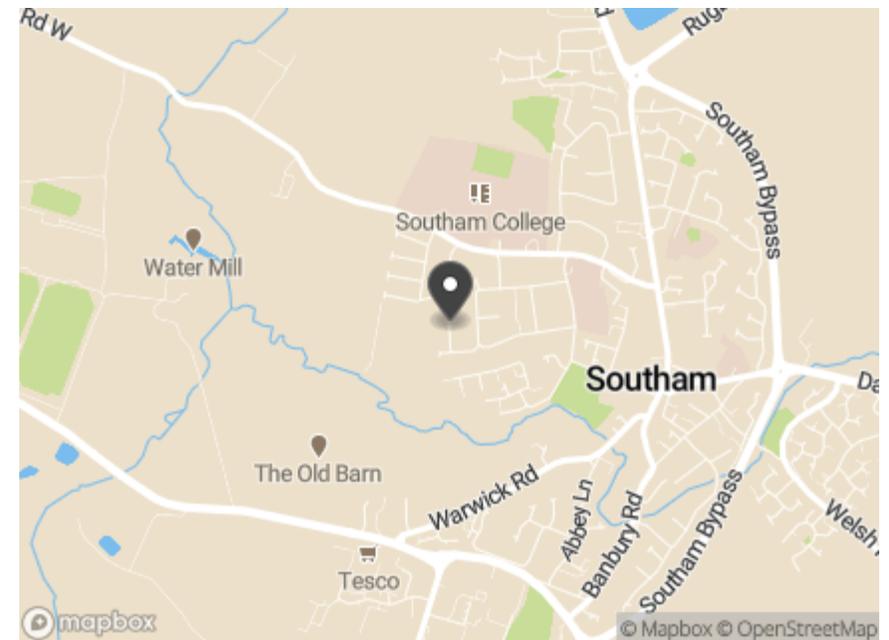
GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.4 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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