

**POUND WAY, SOUTHAM CV47 1GT**



**AN IDEAL FIRST TIME BUY - THIS TWO BEDROOM TERRACED HOUSE IN SOUTHAM.**

- **NO CHAIN**
- **GARAGE**
- **GARDEN**
- **KITCHEN**
- **LIVING ROOM**
- **TWO DOUBLE BEDROOMS**
- **NEW MODERN BATHROOM**
- **WALKING DISTANCE TO TOWN CENTRE**

**2 BEDROOMS**

**PRICE GUIDE £250,000**

Nestled in the charming town of Southam, this delightful two-bedroom mid-terrace house on Pound Way presents an excellent opportunity for first-time buyers. With no onward chain, this property is ready for you to move in and make it your own.

The house is conveniently located within walking distance to Southam town centre, where you will find a variety of amenities, including shops, cafes, and local services, ensuring that everything you need is just a short stroll away. The area is known for its quiet and peaceful residential atmosphere, making it an ideal setting for those seeking a tranquil lifestyle.

This property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. Additionally, the inclusion of a garage and off-road parking is a significant advantage, offering convenience and security for your vehicle.

Whether you are looking to start your journey as a homeowner or seeking a comfortable residence in a friendly community, this mid-terrace house is a perfect choice. Do not miss the chance to view this lovely property and envision the possibilities it holds for you.

## Front

### Entrance

**Kitchen 9'9" x 7'6" (2.98 x 2.30)**

**Living Room 14'10" x 11'9" (4.54 x 3.59)**

### First Floor

**Bedroom One 11'9" x 8'10" (3.59 x 2.71)**

**Bathroom 6'3" x 5'5" (1.92 x 1.67)**

**Bedroom Two 9'6" x 8'4" (2.91 x 2.55)**

### Garden

### Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

### Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

### Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

### General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is C.

**Tenure**

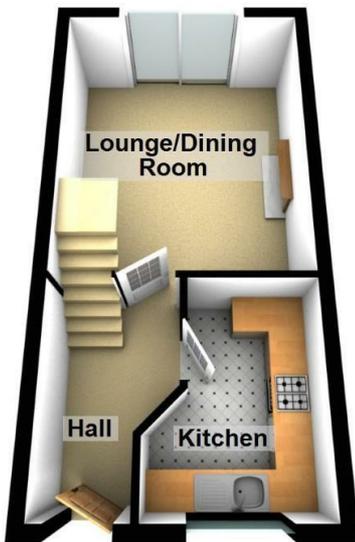
We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123



Ground Floor



First Floor



Total area: approx. 53.2 sq. metres (573.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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