





HURRICANE WAY

SOUTHAM, CV47 1AE

GUIDE PRICE £265,000

FREEHOLD

Situated on a desirable estate within the sought-after market town of Southam, this beautifully presented two-bedroom semi-detached home offers an ideal opportunity for a range of buyers. With a wealth of local amenities and excellent road links nearby, this lovely home has plenty to offer its next owners.

HURRICANE WAY

• Good Sized Garden • Off Road Parking • Electric Car Charger • Great Road Links • Close to Amenities • Ensuite to Main Bedroom • Guest W/C • Great Road Links Nearby





Ground Floor:

-Upon entering the property, you are welcomed into the entrance hallway, which features a useful fitted storage cupboard and provides access to the remaining rooms within the home.

-Positioned at the front of the property, the modern, fully fitted kitchen offers a range of wall and base units, providing ample storage and workspace. The kitchen is further enhanced by a range of integrated appliances, including a fridge/freezer, washing machine, gas hob and dishwasher, creating a practical and well-equipped space
for everyday living.

-Flowing through to the rear of the property, you will find the spacious and bright lounge, which enjoys an abundance of natural light. French doors provide direct access to the rear garden, creating a lovely connection between the indoor and outdoor living spaces.

-The ground floor accommodation is further complemented by a convenient guest WC.

First Floor:

-Positioned at the rear of the property, the main bedroom is a spacious double room that benefits from the added luxury of a modern en-suite shower room.

-Bedroom two is a further double bedroom positioned at the front of the property, complete with a useful storage cupboard. Offering excellent versatility, this room could also be utilised as a home office or nursery, depending on the needs of its next owners.

-Conveniently positioned between the two bedrooms, the family bathroom features a tiled finish and comprises a bath with shower over, wash hand basin and WC.

Garden, Exterior & Further Property Information:

Externally, the property benefits from a good-sized rear garden, laid mainly to lawn with a patio area providing the perfect spot for outdoor dining and entertaining during the warmer months. Offering plenty of potential, the garden presents an ideal opportunity for its next owners to add their own personal touch and create a space to enjoy throughout the summer.

-Further benefits include off-road tandem parking for two vehicles, an EV charging point, gas central heating and double glazing throughout, making this a well-equipped home ready for its next owners to enjoy.

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of local amenities close at hand, this lovely home offers the perfect balance of rural charm, community living and everyday convenience.

Important Property Information:

Tenure: Freehold
Council Tax Band: B
EPC: B
Local Authority: Stratford On Avon District Council
Maintenance Fee: Not currently chargeable (£165 per annum proposed)
Extras Inclusive Within Sale: Blinds to the front of the property.



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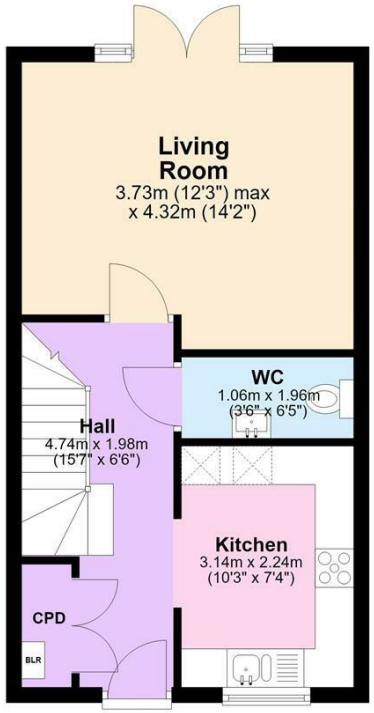






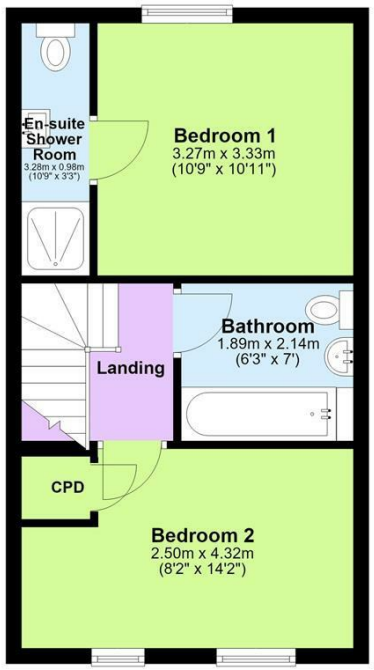
Ground Floor

Approx. 34.8 sq. metres (374.3 sq. feet)



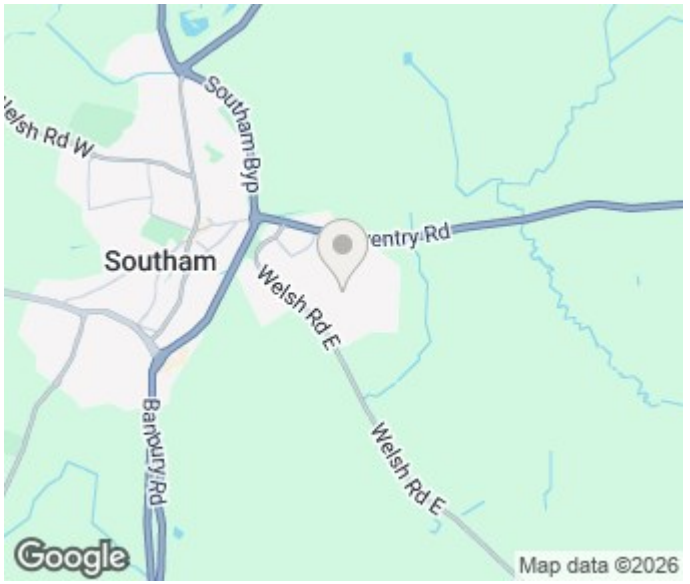
First Floor

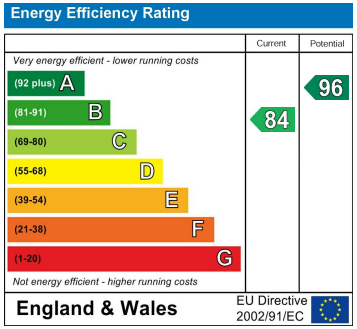
Approx. 34.4 sq. metres (370.0 sq. feet)



Total area: approx. 69.1 sq. metres (744.2 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s). Plan produced using PlanUp.





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk