

POUND WAY, SOUTHAM CV47 1GT



A WELL PRESENTED THREE BEDROOM DETACHED PROPERTY WITH LARGE CONSERVATORY AT THE REAR PROVIDING EXCELLENT FAMILY ACCOMMODATION.

- DETACHED
- GARAGE
- DRIVEWAY
- WALKING DISTANCE TO SOUTHAM TOWN CENTRE
 - LOUNGE
- LARGE CONSERVATORY
 - KITCHEN/DINING
 - DOWNSTAIRS WC
- THREE BEDROOMS
 - BATHROOM

3 BEDROOMS

PRICE GUIDE £325,000

Nestled in the charming area of Pound Way, Southam, this delightful three-bedroom detached house offers a perfect blend of modern living and convenience. Modernised by the current owner, the property boasts spacious and well-thought-out accommodation, making it an ideal home for families or those seeking extra room to breathe.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is complemented by a well-appointed kitchen, ensuring that meal preparation is a pleasure. The three generously sized bedrooms offer comfortable retreats, while the bathroom is designed with modern fixtures for your convenience.

The property is further enhanced by a lovely garden, perfect for enjoying the outdoors or hosting summer gatherings. Additionally, the house is within walking distance to Southam town centre, where you can find a variety of shops, cafes, and local amenities, making daily life both easy and enjoyable.

The property includes a garage and a driveway, providing secure parking and extra storage space. This home truly represents a wonderful opportunity to enjoy a modern lifestyle in a desirable location. Don't miss the chance to make this charming house your new home.

An extra bonus is the playing green adjacent to the property. An ideal spot for families with children and pets. An extension of the garden in many ways.

This property is very much ready to move in to and we would highly recommend booking your viewing to truly appreciate what is on offer. Potential No Chain!!

Front

The property occupies an elevated position and has steps leading to the front door.

Entrance

Steps lead up to the part-glazed front door giving access into the hallway.

Hallway

Having two light points to ceiling, opaque glazed window to side elevation, double panelled radiator. Stairs leading to the Landing.

Downstairs WC

Having light point to ceiling, opaque double glazed window to side elevation, low level flush WC, wash hand basin with tiled splashback and single panelled radiator.

Living Room 15'9" x 14'0" (4.82 x 4.29)

Kitchen Dining Room 15'8" x 9'4" (4.79 x 2.87)

Conservatory 18'0" x 18'0" (5.50 x 5.50)

First Floor

Bedroom One 10'9" x 10'2" (3.29 x 3.12)

Bedroom Two 9'4" x 9'4" (2.87 x 2.87)

Bedroom Three 7'6" x 6'6" (2.30 x 2.00)

Bathroom

Outside

The property is situated on an elevated position with mature boundaries to both sides of the property. Access to the house is from the private driveway adjacent to the house where a path with two steps up to the front door gives access to the property. Access to the rear garden is through the Conservatory or through a side gate. The garden has been landscaped with steps leading up to a terrace. Built in mature borders and further steps give access to the single Garage.

Garage

Single garage having an electrically operated up and over door and the advantage of power and light. There is a parking space immediately outside the garage.

fCouncil Tax

We understand the property to be Band C

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.

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.

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.

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



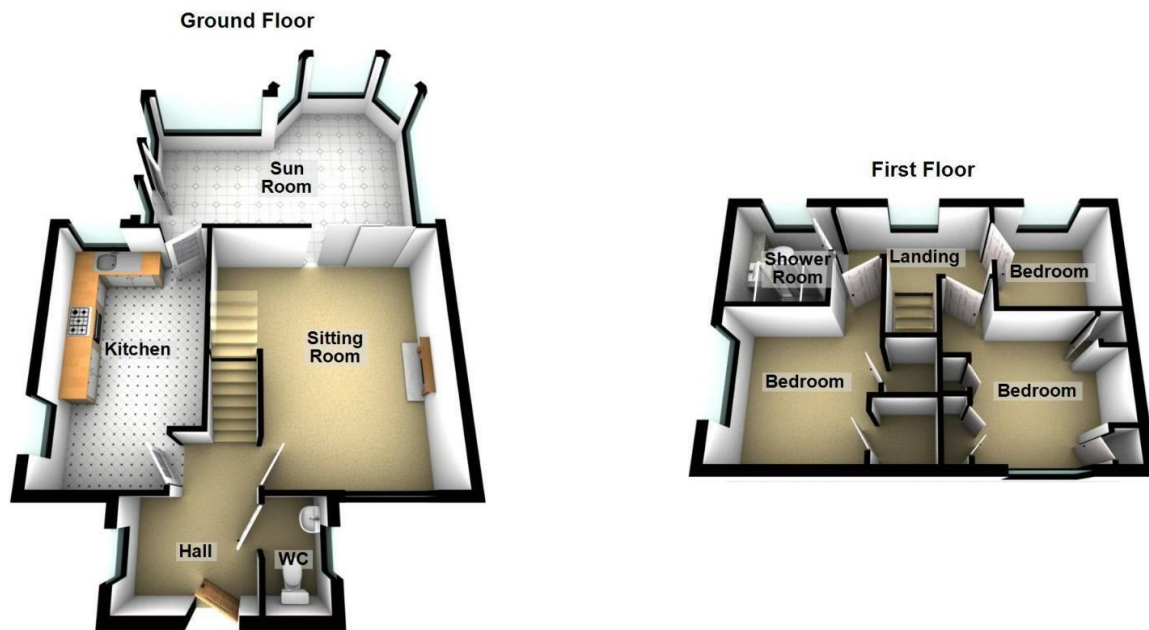












Total area: approx. 96.2 sq. metres (1035.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 & Wales		71	76
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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 & Wales		71	85
	EU Directive 2002/91/EC		

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