



Pendicke Street, Southam, CV47 1PE

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE 29th AUGUST ***

Charming two-bedroom cottage located in the heart of Southam, this well-presented property is ideal for a small family or professional occupants.

The accommodation comprises a spacious living room, a fully fitted kitchen with pantry and utility room, and a secure private garden and yard. The property also benefits from a family bathroom with bathtub, separate walk in shower, WC, and hand basin, one large double bedroom, and a further three-quarter bedroom.

Additional features include gas central heating, double-glazed windows, and on-street parking. The property is within walking distance of Southam town centre and offers easy access to Banbury, Rugby, Leamington Spa, and Coventry. Public transport links are conveniently accessible from the property.

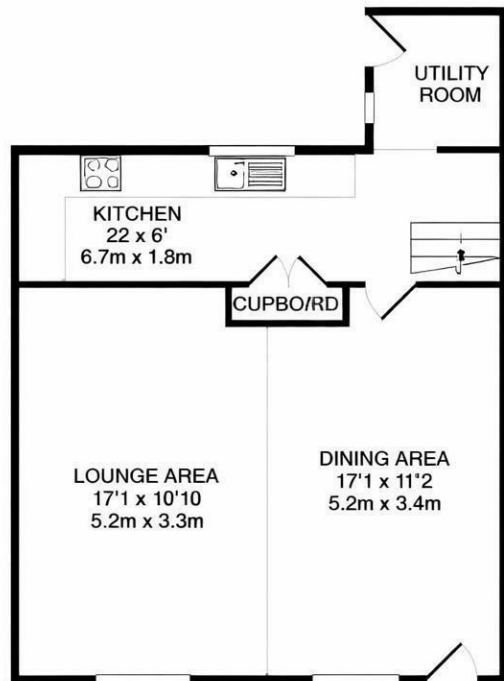
With private rear garden this home is offered UNFURNISHED. Energy Rating D. Council Tax Band B.



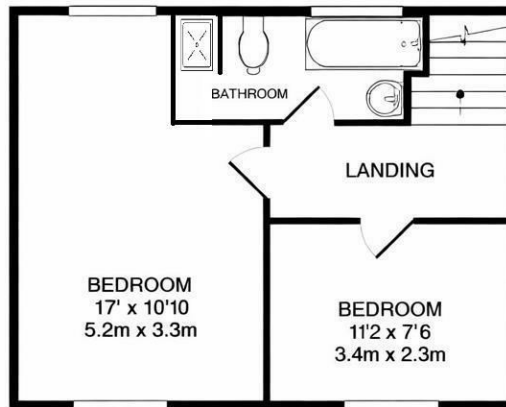


Key Features

- AVAILABLE 29TH AUGUST
- Southam
- Two Bedrooms
- Charming Cottage
- Unfurnished
- Private Rear Garden
- On Street Parking
- Close to Town Centre
- Council Tax Band B
- Energy Rating D



GROUND FLOOR
APPROX FLOOR
AREA 551 SQ.FT.
(51.0 SQ.M.)



1ST FLOOR
APPROX FLOOR
AREA 552 SQ.FT.
(51.1 SQ.M.)

TOTAL APPROX FLOOR AREA 923 SQ.FT. (85.7 SQ.M.)

While every attempt has been made the accuracy of the floor plan contained here contained here, measurements of doors, windows, rooms and any other isens, approximate an to responsibility to take for aake a for any error, ommission, or mis-statement. This plan is for representation purposes only, and should be used as such by any prospective purchaser. The services, system and mmicang abianes shown have nas been tested and no guarantee as to their operating or efficiency can be given.

£975 PCM