



HR ESTATE AGENTS

2 Bedrooms

House - End Terrace

Asking Price

£108,000

Located in

Southam





Gauntlet Way

Southam | CV47 1AN



HR Estate Agents are delighted to present this modern two-bedroom home available through the Orbit Shared Ownership scheme.

Built in 2022, this well-presented property offers a fantastic opportunity to get on the property ladder with a 40% share priced at £108,000. The home comes with a 122-year lease and a monthly rent of £431.94.

The ground floor features a welcoming lounge, a modern open-plan kitchen diner, and a convenient W/C. Upstairs, you'll find two well-proportioned bedrooms and a stylish family bathroom.

Outside, the property boasts a beautifully maintained garden, perfect for relaxing or entertaining, along with driveway parking for two vehicles.

Situated in the popular town of Southam, the home is within easy reach of local amenities, schools, and excellent transport links.

This is an ideal opportunity for first-time buyers or those looking to step onto the property ladder through shared ownership.

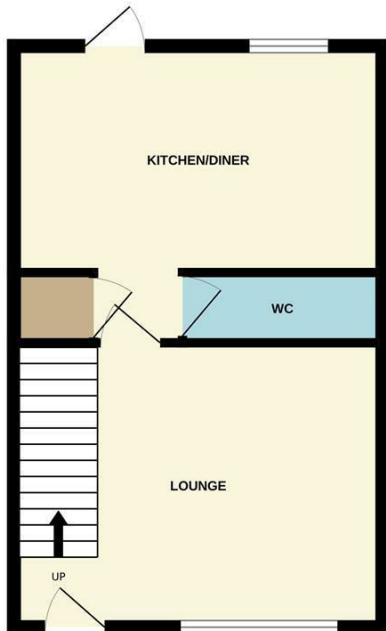
Gauntlet Way

£108,000 Leasehold



- SHARED OWNERSHIP
- BEAUTIFULLY PRESENTED
- TWO PARKING SPACES
- 40%
- TWO BEDROOMS
- FIRST TIME BUYERS

GROUND FLOOR



1ST FLOOR



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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Council Tax Band C

Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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