



BARKUS CLOSE SOUTHAM, CV47 1GB

GUIDE PRICE £245,000
FREEHOLD

Set on a desirable road on the brow of the sought-after market town of Southam, this well-presented two-bedroom mid-terrace home offers generous living space throughout. Benefiting from excellent local amenities and convenient road links, the property has much to offer its next owners.

BARKUS CLOSE

- Perfect First Time Buy
- Well

Presented • New Flooring • Garage • Off Road Parking • Enclosed Garden • Close To Amenities • Good Road Links Nearby



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Ground Floor:

-Upon entering the property, you are welcomed into an entrance hallway providing access to all other rooms within the home.

-The kitchen is located at the front of the property and is fully fitted with a range of modern wall and base units. The kitchen also offers space for a freestanding fridge/freezer along with under-counter space for additional white goods.

-Leading towards the rear of the home is a spacious lounge/diner, filled with natural light from patio doors that open onto and overlook the rear garden. The room provides generous space for separate living and dining areas.

-The downstairs accommodation has been fitted with new flooring throughout, adding a fresh and modern feel to the space.

First Floor:

-The main bedroom is located at the rear of the home, offering a generously sized double room complete with fitted wardrobes.

-Located at the front of the home, the second bedroom is a spacious single room complete with fitted storage, offering the perfect space for a home office, nursery, or guest room.

-Conveniently situated close to both bedrooms, the bathroom features a bath with overhead shower, hand basin, WC, and a heated towel rail, combining style and practicality.

Garden & Exterior:

-Leading from the property, the enclosed rear garden is mainly laid to lawn and features a patio area, ideal for al fresco dining and entertaining.

-This lovely home would make an ideal first-time buy or investment property and further benefits from a garage, off-road parking, double glazing throughout, and gas central heating.

Important Property Information:

Tenure: Freehold

Council Tax Band: Stratford On Avon District Council

EPC: C

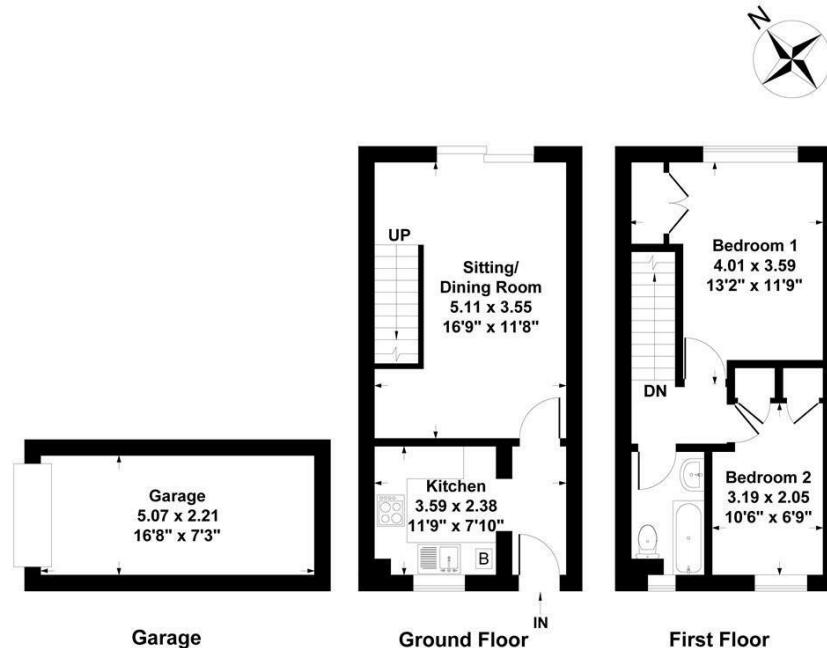
Council Tax Band: B

Guide Price: £245,000



BARKUS CLOSE





Ground Floor Approx Area = 27.12 sq m / 292 sq ft
First Floor Approx Area = 27.12 sq m / 292 sq ft
Garage Approx Area = 11.20 sq m / 121 sq ft
Total Area = 65.44 sq m / 705 sq ft

Measurements are approximate, not to scale,
illustration is for identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		90
(81-91)	B		
(69-80)	C		73
(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	

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