



**Connells**

The Cloisters  
Southam



### Property Description

This well-presented two double bedroom terrace property is ideally located within minutes of Southam High Street and convenient for Leamington Spa, Warwick, M40, Gaydon, Coventry and Rugby.

The accommodation comprises entrance hall leading a fitted kitchen and a spacious lounge with a good size under stairs storage cupboard. On the first floor there are two double bedrooms, the master having built in wardrobes and as well as a white three piece suite bathroom

Outside the property benefits from a patio garden and two allocated parking spaces directly in front of the house.

This would make a perfect choice as a first time buy, investment opportunity or anyone looking to downsize. This property is being sold with no onward chain.

Southam is a historic market town that offers rural community living with the advantages of town amenities and well regarded primary and secondary schools. Conveniently situated for Leamington Spa, Warwick, M40, Gaydon, Rugby and Coventry.

### Approach

Via pathway leading to the front door. There is a brick built storage cupboard outside of the property.

### Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor and doors to the kitchen and lounge.

### Lounge

17' x 11' 8" max ( 5.18m x 3.56m max )  
Spacious, light and airy lounge consisting of a built-in storage cupboard, a radiator and a double glazed window to rear elevation.



### Kitchen

10' 5" x 6' 11" max ( 3.17m x 2.11m max )

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a sink and drainer unit. Providing space for appliances and housing the gas central heating boiler. With a double glazed window to front elevation.

## First Floor

### Landing

The stairs lead from the hallway with doors to both bedrooms and the family bathroom.

### Bedroom One

11' 8" x 9' 8" max ( 3.56m x 2.95m max )  
Double bedroom having a radiator and a double glazed window to front elevation.

### Bedroom Two

11' 6" x 7' 11" ( 3.51m x 2.41m )  
Double bedroom benefitting from built-in wardrobes, a radiator and a double glazed bay window to rear elevation.

### Bathroom

White three piece suite, fitted with a wash hand basin, bath with shower over and a low level W/C. Having fully tiled walls and a heated towel rail.

### Outside

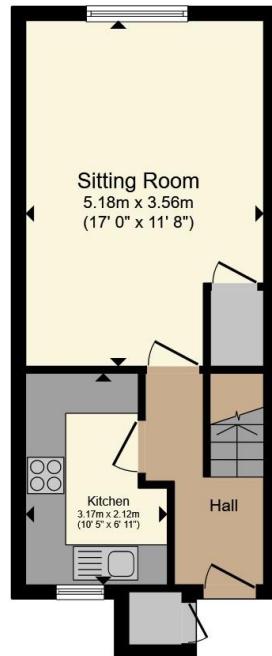
### Garden

Low maintenance garden being mainly laid to patio and fence enclosed.

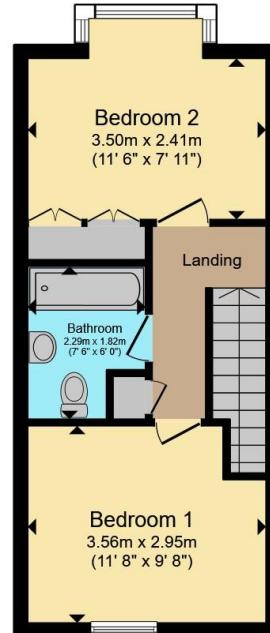
### Parking

Tarmac driveway providing off road parking for two cars.





**Ground Floor**



**First Floor**

Total floor area 61.9 m<sup>2</sup> (666 sq.ft.) approx

This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**

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EPC Rating: C    Council Tax  
 Band: B

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Tenure: Freehold



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