



PENDICKE STREET

CV47 1PN

GUIDE PRICE £335,000
FREEHOLD

Set in the heart of the highly desirable market town of Southam, this quaint and characterful two hundred year old, three-bedroom cottage is brimming with charm. With a wealth of amenities right on its doorstep, this lovely home offers the perfect blend of character and modern convenience — an ideal choice for its next fortunate owners.

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- Charming 200 Year Old Cottage
- Three Bedrooms
- Off Road Parking
- Courtyard Garden
- Character

- Kitchen/Diner
- Close To Amenities



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Ground floor:

-Upon entering the property, you are welcomed into a bright and airy hallway, finished to a charming standard that sets the tone for the rest of the home.

-Stretching the depth of the property,, you will find the attractive kitchen/diner, fully fitted with a range of wall and base units and complete with an integrated fridge, freezer, electric oven, and under-counter space for additional white goods. This lovely space is enhanced by partial stone flooring, which adds to the authentic cottage feel, and offers ample room for a breakfast table and gives access to the courtyard garden.

-At the heart of the home is the lounge, flooded with natural light from the front bay window, which features a charming window seat — the perfect reading nook. This spacious room is further enhanced by an open feature fireplace and original floorboards.

First Floor:

-The main bedroom is a generous double room at the front of the home, complete with built-in wardrobes and retaining the home's distinctive character.

-Bedroom two is a further generously sized double room, while bedroom three is a single room that would also make the perfect home office or nursery.

-The family bathroom is conveniently located close to all bedrooms and is fitted with a separate bath, shower cubicle, hand basin, W/C, and heated towel rail.

Garden, Exterior and Further Property Information:

-Outside, the home benefits from a private and secure rear garden, easy to maintain and laid mainly to gravel, with established raised borders filled with mature foliage.

-This delightful home also benefits from off-road parking for two vehicles, gas central heating, and double glazing throughout. Surrounded by the beautiful South Warwickshire countryside, and with a wealth of amenities on its doorstep, it offers rural community living at its finest.

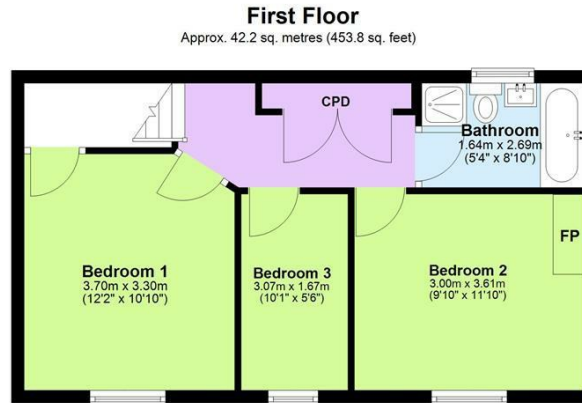
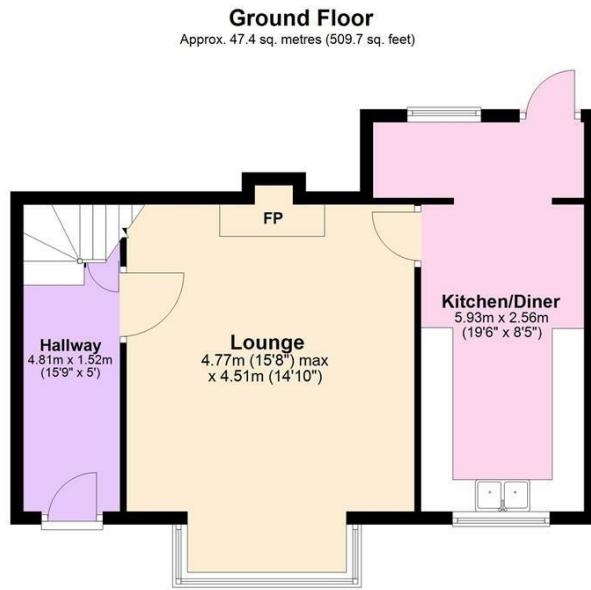
Important Property Information:

Tenure: Freehold



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Total area: approx. 89.5 sq. metres (963.5 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			83
(55-68) D		55	
(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

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