HR ESTATE AGENTS

2 Bedrooms	Cottage
Price Guide	£325,000
Located in	Southam



Church End

Southam | | CV47 7SN



Charming Two-Bedroom Cottage in Priors Hardwick – No Onward Chain

HR Estate Agents are delighted to present this charming two-bedroom cottage, situated in the picturesque and highly regarded village of Priors Hardwick. Offered for sale with NO ONWARD CHAIN, this lovely home combines traditional character with comfortable living, benefiting from an attractive garden, generous off-street parking and well-presented accommodation throughout.

The property has a warm and welcoming feel, with a cosy lounge/diner featuring a wood-burning stove, creating a wonderful space for both relaxing and entertaining. The fitted kitchen offers a breakfast bar, providing a practical and sociable space for everyday living, while a ground-floor bathroom and separate WC add further convenience.

Upstairs, the principal bedroom benefits from fitted wardrobes and its own en-suite shower room. The second bedroom offers flexibility, whether used as a guest bedroom, nursery or home office.

Outside, the cottage enjoys an attractive garden with a patio area, ideal for outdoor dining, entertaining or simply enjoying the peaceful village surroundings. Ample off-street parking is another welcome feature, particularly for a property of this character.

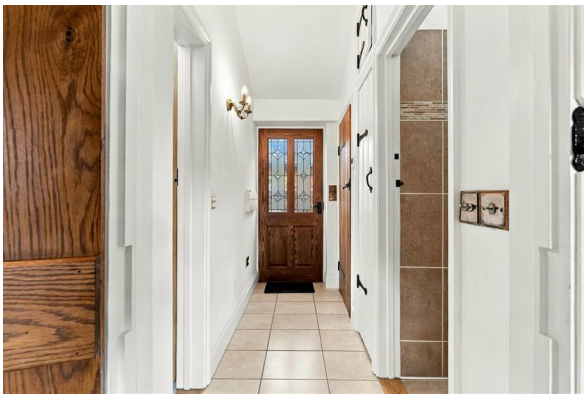
Priors Hardwick is a beautiful Warwickshire village, known for its countryside setting, attractive period properties and welcoming community. Surrounded by

Church End

£325,000 Freehold







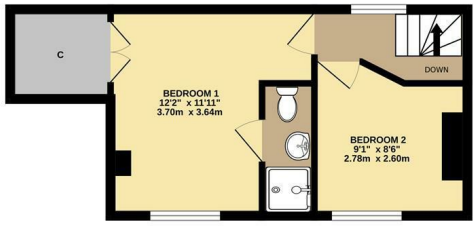


- Charming Two-Bedroom Cottage in Sought-After Village Location
- Cosy Lounge/Diner with Wood-Burning Stove
- Attractive Garden with Patio Area & Ample Off-Street Parking
- Offered for Sale with NO ONWARD CHAIN
- Ground-Floor Bathroom & Separate WC

GROUND FLOOR
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.7 sq.m.) approx.



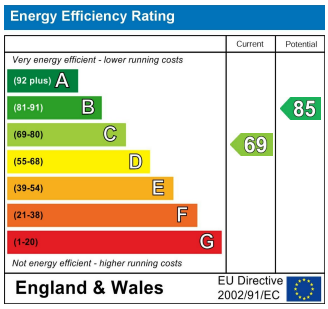
TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

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

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.



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