

MARKET HILL, SOUTHAM CV47 0HF



AN EXCELLENT CENTRAL INVESTMENT OPPORTUNITY

- Freehold retail town centre property
 - Southam Town Centre
- Excellent investment opportunity
 - Recently renovated

0 BEDROOMS

PRICE GUIDE £150,000

This is a well maintained and recently improved freehold property situated within Southam town centre and occupying a prominent position.

The property has recently undergone improvement and renovation to include:

Some replacement windows, external redecoration, internal modernisation throughout, rewiring and re carpeting.

Retail Area

Fully glazed entrance door gives access into retail area having recess spot lights to ceiling, window to side elevation, two double paneled radiators, under stairs storage cupboard and stairs off to first floor landing.

Kitchen 8'0" x 5'5" (2.44 x 1.67)

From the retail area the stairs lead up to the first floor landing having light point and access to a loft void.

Kitchen having light point ceiling, walk in storage cupboard with a light point ceiling, single paneled radiator, fitted units to comprise: base unit housing hot water, heater, stainless steel single bowl, single drainer sink set into work surface with tiled splash back, under counter space for a fridge. Three further wall mounted units, laminated floor extending into a cloakroom

Cloakroom 8'0" x 4'4" (2.46 x 1.33)

Having light point ceiling a plate glazed window to side elevation, low level flush wc corner wash hand basin with electric water heater over and tiled splash back, single paneled radiator.

First Floor Office 15'8" x 12'1" (4.8 x 3.7)

Having exposed beams and recess light points to ceiling, two double glazed windows to front elevation, double paneled radiator, wall mounted air conditioning unit.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Services

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Rates Payable/EPC

Current rateable value £7,400

Energy rating - 98 D

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Viewings

Strictly by appointment through Hawkesford on 01926 438123

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Survey Department

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice.

Hawkesford are also able to provide Energy Performance Certificates.

For more information telephone (01926) 438129 or e-mail: surveys@hawkesford.co.uk

