

**FLYING FIELDS ROAD, SOUTHAM CV47 1GA**



**A WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE LOCATED IN SOUTHAM.**

- NO CHAIN
- DRIVEWAY
- ENTRANCE HALLWAY
  - DOWNSTAIRS WC
  - LOUNGE
- KITCHEN/DINER
- THREE BEDROOMS
  - BATHROOM
  - GARDEN
  - GARAGE

**3 BEDROOMS**

**PRICE GUIDE £310,000**

Hawkesford are pleased to bring to the market this well presented three bedroom semi detached home. This would be the ideal first time buy or purchase for a young family. The property has no chain.

Flying fields is a friendly, residential cul-de-sac, popular with families. With a driveway, garage and garden we recommend you book your viewing for a closer look to see all that is on offer.

### **Front**

The property has a driveway and access to the garage.

### **Entrance Hallway**

Access to the first floor stairs straight ahead, downstairs WC and living room.

### **Downstairs WC**

A double glazed window to the front aspect, light point, radiator, WC and sink.

### **Lounge 14'11" x 11'4" (4.55 x 3.46)**

With a double glazed window to the front aspect, light point and a radiator. Access onto kitchen.

### **Kitchen/Diner 14'8" x 10'2" (4.48 x 3.10)**

With double glazed windows to the rear aspect, as well as double glazed French doors to the garden. Space for a dining room table and chairs.

### **First Floor**

Three bedrooms and a bathroom. Loft access.

### **Bedroom One 12'3" x 8'4" (3.74 x 2.56)**

With a double glazed window to the front, light point and a radiator.

### **Bedroom Two 11'5" x 6'5" (3.49 x 1.96)**

With a double glazed window to the rear, light point and a radiator.

### **Bedroom Three 8'5" x 6'5" (2.59 x 1.96)**

With a double glazed window to the rear, light point and a radiator.

### **Bathroom**

With a double glazed window to the rear, light point, heated towel rail, WC, sink, bath with shower attachment.

### **Garden**

Access into the garage from the garden, patio area with space for seating and garden laid to lawn.

### **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.

### **Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**General Information**

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

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**Photographs**

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

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Survey**

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. Telephone (01926) 438124.

**Tax Band**

The Council Tax Band is C.

**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.

**Viewings**

Strictly by appointment through Hawkesford on 01926 438123



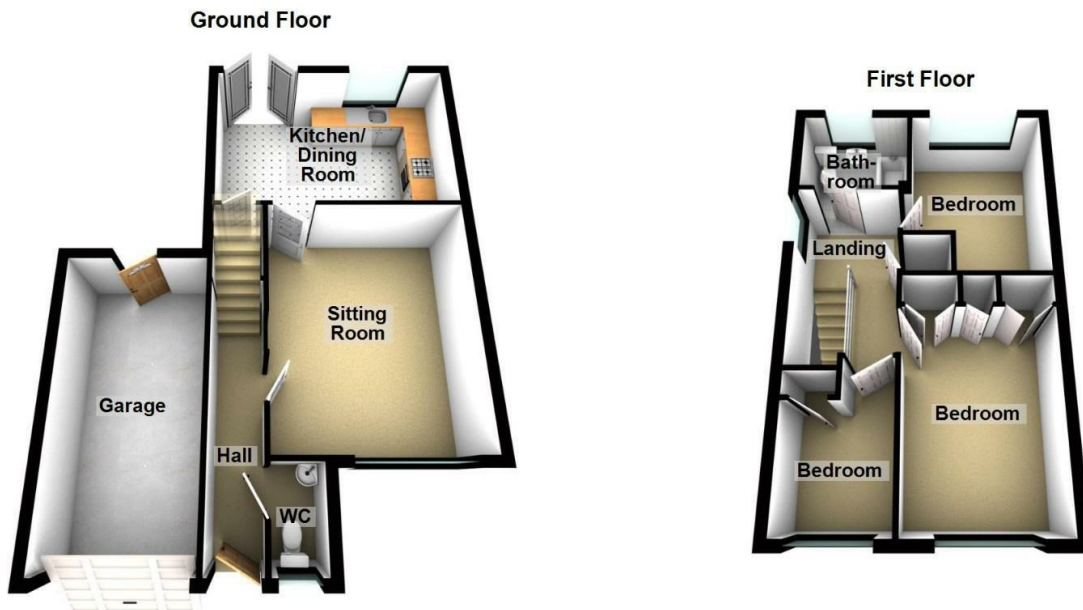












Total area: approx. 74.3 sq. metres (799.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

www.hawkesford.co.uk t: 01926 411 480 e: warwick@hawkesford.co.uk