



LINLEY ROAD

SOUTHAM, CV47 0JZ

GUIDE PRICE £250,000

Set in the heart of the sought-after market town of Southam, this spacious three-bedroom end-of-terrace home offers comfortable living in a convenient location. With a wealth of local amenities and excellent transport links close by, this appealing property has plenty to offer its next owners.

LINLEY ROAD

- 3 Bedrooms • Conservatory • Close To Amenities • Guest W/C • Utility Area • Great Transport Links • Spacious Home • Enclosed Rear Garden



Ground Floor:

-Upon entering the property, you are welcomed into the entrance hallway, which provides access to all other rooms within the home and benefits from a useful storage cupboard.

-Situated at the front of the home, you will find the fully fitted kitchen/diner, featuring a range of wall and base units, an integrated electric oven, hob and dishwasher, along with freestanding space for additional white goods. There is also ample room for a breakfast table, making this a practical and sociable space for everyday dining.

-Situated at the rear of the home, you will find the bright and airy lounge, flooded with natural light and offering the perfect space to relax and unwind of an evening.

-The lounge conveniently provides access to the versatile conservatory through double doors. Overlooking the rear garden and with direct access outside, this additional reception space offers plenty of flexibility and could be used as a dining area, home office or relaxing retreat.

-The lounge also provides access to a large utility cupboard, offering additional storage space and room for white goods. This area also benefits from separate access to the rear garden.

First Floor:

-The main bedroom is a generously sized double room situated at the rear of the home, while bedroom two is a further well-proportioned double located at the front and benefiting from useful built-in storage.

-Bedroom three is a well-proportioned single room, offering

plenty of versatility and lending itself perfectly to use as a home office, nursery or occasional guest room.

-Conveniently located close to all three bedrooms, the family bathroom is well equipped with a separate freestanding bath and shower cubicle, W/C, hand basin and heated towel rail.

Garden, Exterior & Further Property Information:

-Leading outside, the home benefits from an enclosed rear garden, laid mainly to lawn with a paved patio area, providing an ideal space for outdoor dining and entertaining. The garden also features a useful garden shed, which will remain with the property, making this a lovely spot to enjoy throughout the summer months.

-This lovely home also benefits from gas central heating and double glazing throughout.

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of amenities right on its doorstep, this lovely home offers the perfect blend of rural community living and everyday convenience.

Important Property Information:

Tenure: Freehold

EPC: C

Council Tax Band: C

Local Authority: Stratford On Avon District Council



LINLEY ROAD

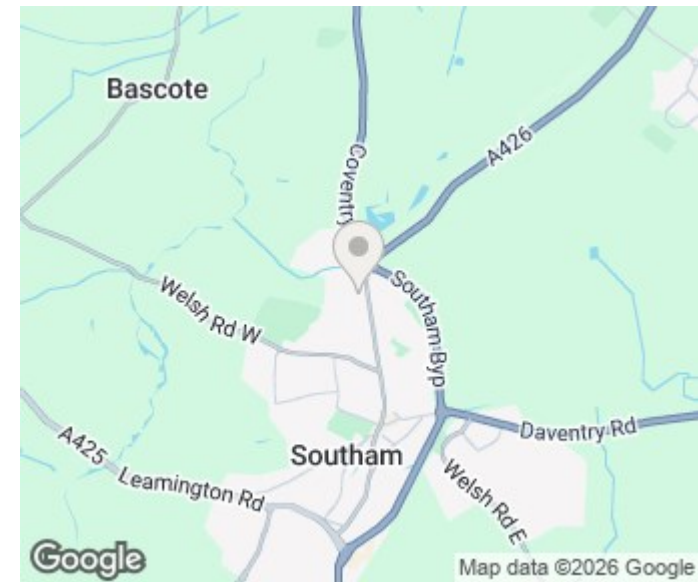




Total area: approx. 90.2 sq. metres (970.7 sq. feet)

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		87
(69-80) C	74	
(55-68) D		
(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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