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RESIDENTIAL

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6, School Street, Southam



A Victorian bay fronted, character, semi-detached three bedroomed property, conveniently located in Southam town centre. NO CHAIN

Briefly Comprising;

Arched recessed porch, entrance hallway, sitting room with bay window, open plan to dining room, extended modern fitted kitchen. First floor landing, large master bedroom, bedroom three/study, further double bedroom and white fitted bathroom. Gas radiator heating. Fore garden and patio and lawned rear garden.

School Street

Occupies a convenient location just a short walk from the main high street in Southam with all the local amenities and schools nearby. The property is a charming character semi-detached property of a style rarely seen with feature brickwork and ornate friezes at first and second floor level. Behind this most handsome facade lies a well-proportioned and attractively laid out home.

The Property

Is approached via a paved path to arched recessed porch with period style entrance door to...

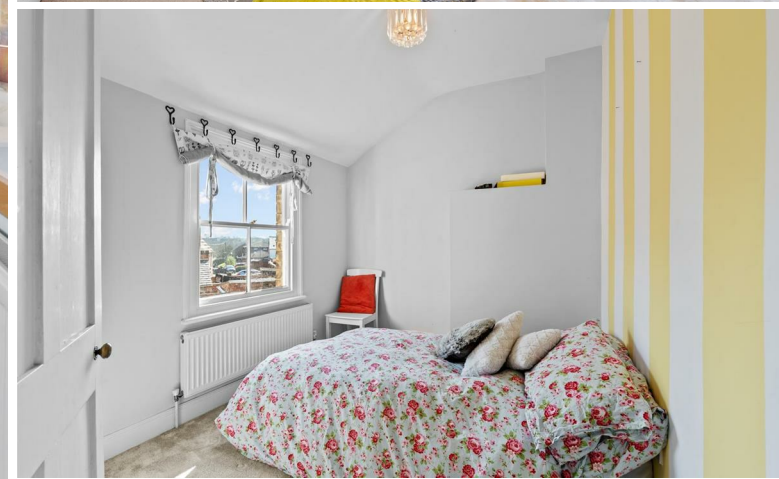


Entrance Hallway

With staircase rising to first floor landing. Downlighter points to ceiling, radiator, LVT style wood look flooring extending through into Dining Area, which in turn leads to the Living Area.

Sitting Room

11'6" into chimney rec x 10'11" plus bay (3.51m into chimney rec x 3.33m plus bay)
With timber framed sash window to front elevation, picture rail, double radiator, timber surround to fireplace with tiled hearth, continuation of wood look LVT flooring.



Dining Room

11'4" into chimney rec x 11'11" (3.45m into chimney rec x 3.63m)

With timber framed sash window to rear elevation, radiator, display recess to chimney breast, door to useful understairs store cupboard, part multi-paned glazed door to...

Extended Kitchen

13'7" x 8' (4.14m x 2.44m)

With a range of shaker style wall and base units with complementary working surface over, space

and plumbing for gas cooker, space and plumbing for dishwasher and washing machine, stainless steel one and a half bowl sink drainer unit with mixer tap, wall mounted Worcester combination boiler, two upvc double glazed windows, splashback tiling, tiled floor, radiator, downlighter points to ceiling, stable style door to side.

First Floor Landing

With hatch to roof space, with loft ladder, light and partial boarding. Door to airing cupboard with shelving and radiator.

Bedroom One (Front)

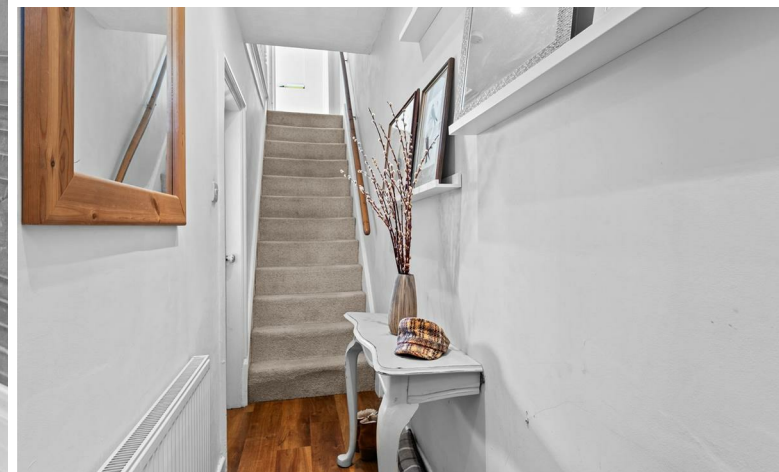
14'11" into chimney rec x 10'11" (4.55m into chimney rec x 3.33m)

With two timber framed sash windows to front elevation, radiator.

Bedroom Two (Rear)

8' x 10'3" max (2.44m x 3.12m max)

With timber framed sash window to side elevation, feature semi-angled ceiling line and radiator.



Bedroom Three/Study

9'2" x 5'11" (2.79m x 1.80m)

With upvc double glazed window to rear elevation and radiator.

Bathroom

Fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, bath with mixer tap and fixed rainwater style shower over with additional hand held shower attachment, upvc obscure double glazed window to side elevation, double radiator, slate look tiled floor and walls to splashback areas, downlighter points to ceiling.

Outside (Front)

There is a shallow fore garden designed for low maintenance.

Outside (Rear)

The rear garden is principally laid to a combination of patio and lawned areas with traditional timber garden shed, surrounded in the main by timber fencing and hedging. Gated side access shared with the non-adjointing semi. Outside tap.

Mobile Phone Coverage

Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

The property is sold subject to and with the benefit



of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not

tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band B.

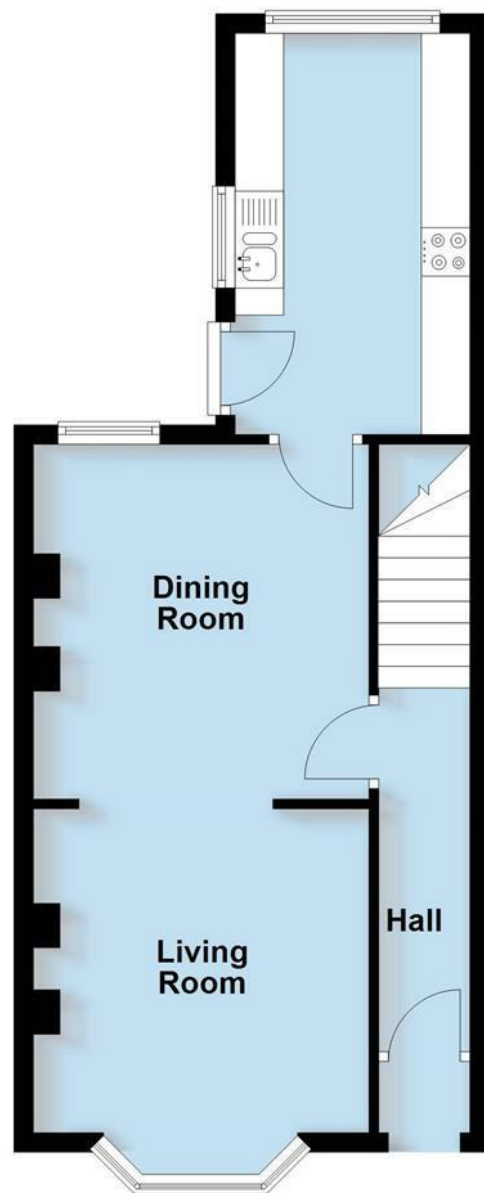
Location

CV47 1PL



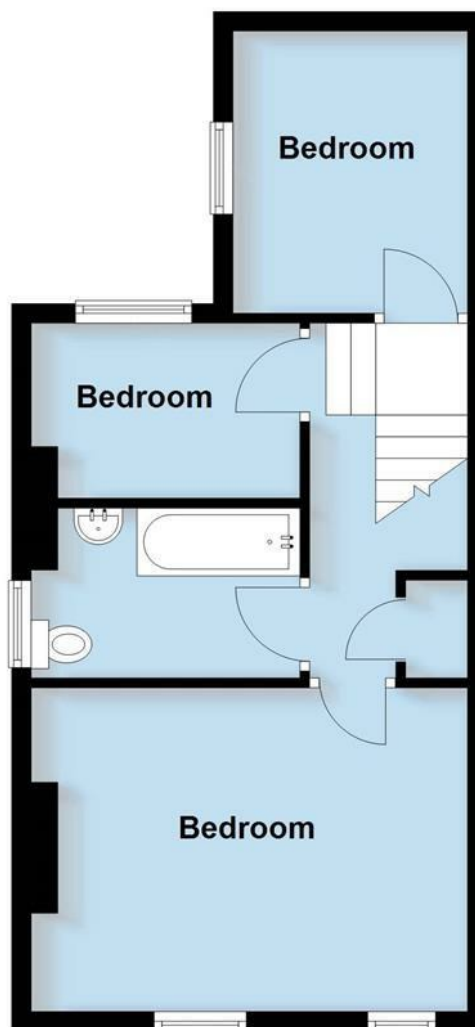
Ground Floor

Approx. 42.5 sq. metres (457.1 sq. feet)



First Floor

Approx. 39.2 sq. metres (422.4 sq. feet)



Total area: approx. 81.7 sq. metres (879.5 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		63
(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

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL