

GUIDE PRICE
£317,000
Ropeway
Southam, CV47 2ED

PROPERTY SUMMARY

Purchased new by our client, this appealing modern home has been upgraded and customised internally to a high specification throughout, resulting in a stylish, well-presented property that is ready to move straight into. No. 46 is just a few years old and presents exactly as you would expect from a David Wilson Homes quality build.

The accommodation is well laid out and comprises three bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom. On the ground floor there is a good-size living room, a high-quality dining kitchen fitted to a modern standard and ideal for both everyday living and entertaining, along with a downstairs cloakroom/W.C.

The property is ideally positioned for commuters, with Leamington Spa accessible by car in approximately 15-20 minutes, offering a wide range of shopping, dining, and rail connections to London and Birmingham.

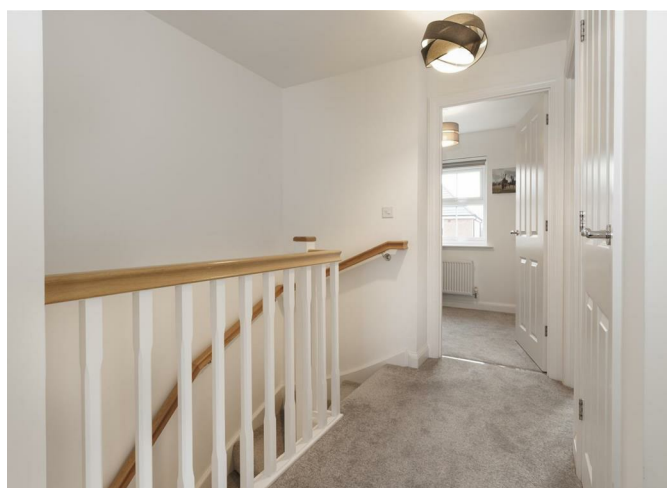
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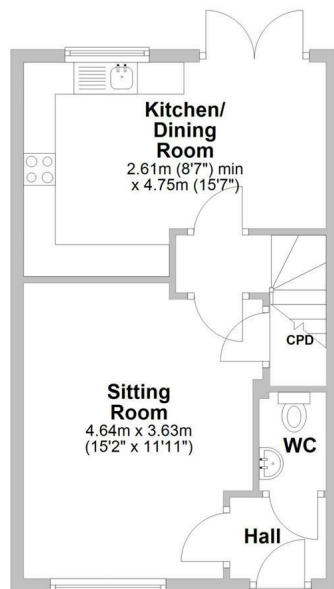
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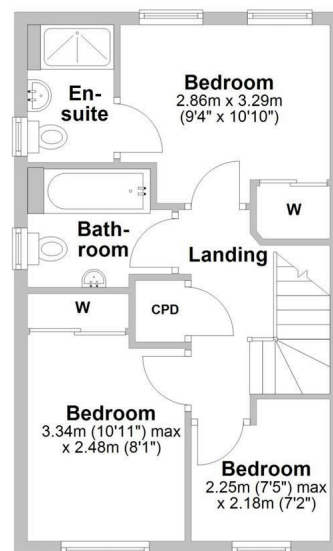




Ground Floor
Approx. 38.3 sq. metres (412.6 sq. feet)



First Floor
Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 75.7 sq. metres (815.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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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