

WATERGALL CLOSE, SOUTHAM CV47 1GG



A LOVELY AND WELL PRESENTED TWO BEDROOM MID TERRACE HOUSE.

- WELL PRESENTED
 - CUL-DE-SAC
- IDEAL FIRST BUY
 - DRIVEWAY
- BREAKFAST KITCHEN
 - LOUNGE
- CONSERVATORY AND DOWNSTAIRS WC
 - TWO BEDROOMS
 - BATHROOM
 - GARDEN

2 BEDROOMS

OFFERS OVER £230,000

Nestled in the tranquil cul-de-sac of Watergall Close, Southam, this charming two-bedroom mid-terrace house presents an excellent opportunity for first-time buyers. The property has been lovingly maintained and thoughtfully improved by the current owner, ensuring a welcoming and comfortable living space.

As you approach the house, you will appreciate the convenience of a driveway that accommodates two parking spaces, a rare find in such a peaceful setting. The interior boasts a well-designed layout, perfect for modern living, with ample natural light flowing through each room.

The two bedrooms offer a cosy retreat, ideal for relaxation after a long day. The property is situated in a friendly neighbourhood, making it a perfect place for those looking to settle down in a community-oriented environment.

This delightful home is not only a fantastic first-time buy but also a wonderful opportunity to invest in a property that has been cared for and improved over time. With its appealing features and prime location, this mid-terrace house is sure to attract interest. Do not miss the chance to make this charming residence your own.

Front

The property is located within a quiet cul-de-sac and has parking for two cars.

Entrance

The property is accessed into an initial porch area which leads into the breakfast kitchen area.

Breakfast Kitchen

Breakfast kitchen area with a double glazed window to the front aspect, radiator and light point.

Lounge 11'11" x 10'10" (3.65 x 3.32)

With access to the first floor stairs and conservatory area, light point and radiator.

Conservatory 8'6" x 6'2" (2.60 x 1.90)

Access into the garden through sliding patio doors, also access into a downstairs WC.

WC 6'3" x 2'4" (1.92 x 0.73)

Wc and light point.

First Floor

Access to two bedrooms and a bathroom. Loft hatch and light point.

Bedroom One 12'7" x 9'9" (3.86 x 2.98)

With a double glazed window to the front aspect, light point and a radiator. There are built in wardrobes and also a walk in wardrobe space, that can and has been utilised as a shower room.

Bathroom 6'10" x 5'6" (2.10 x 1.68)

With a double glazed window to the rear aspect, sink with storage, WC and walk in shower.

Bedroom Two 9'10" x 6'0" (3.01 x 1.84)

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

Garden

A beautifully landscaped garden, which has space for shed and a back gate for bin access.

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.

Fixtures and Fittings

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

General Information

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

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

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

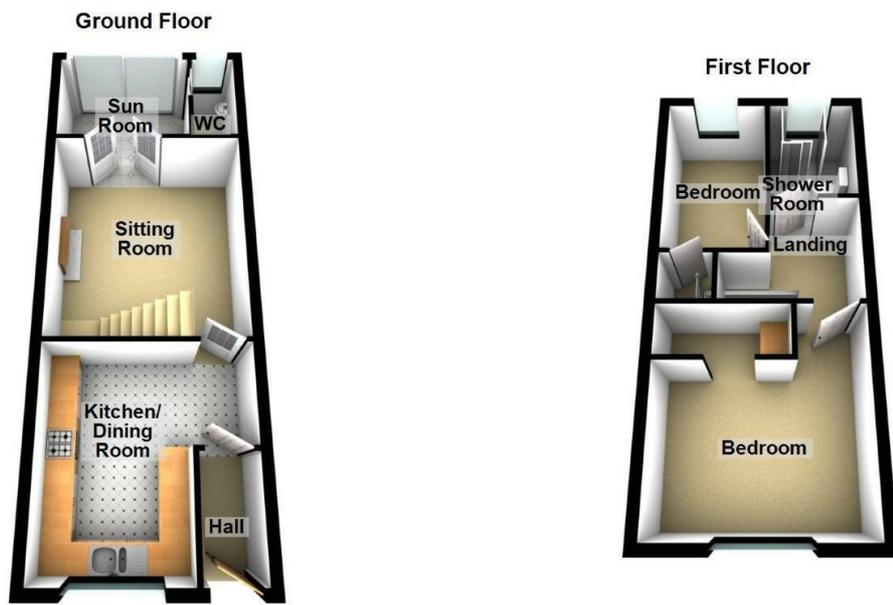












Total area: approx. 66.6 sq. metres (716.8 sq. feet)

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

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

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