

Connells

Post Office Lane
Stockton Southam

Post Office Lane
Stockton Southam CV47 8JR

for sale
£220,000







Property Description

NO CHAIN | GREAT POTENTIAL | TWO DOUBLE BEDROOMS

Situated within the heart of the popular Warwickshire village of Stockton, this two bedroom mid-terrace property offers fantastic scope for improvement and modernisation, making it an ideal purchase for first-time buyers, investors or anyone looking to put their own stamp on a home.

The accommodation is well proportioned throughout and briefly comprises a generous open plan lounge/dining room, providing a versatile living and entertaining space with plenty of natural light. To the rear of the property is a separate kitchen offering ample storage and worktop space, along with access to the rear garden. Completing the ground floor is a family bathroom.

To the first floor are two well-sized double bedrooms, both offering excellent space and flexibility for a variety of buyers.

Externally, the property enjoys a good-sized rear garden which is predominantly laid to lawn and benefits from a useful garden shed, providing excellent outdoor space with further potential for landscaping. On-street parking is available to the front of the property.

Offered to the market with no onward chain, this property represents an exciting opportunity to acquire a home in a sought-after village location and create a property tailored to your own style and requirements.

Location

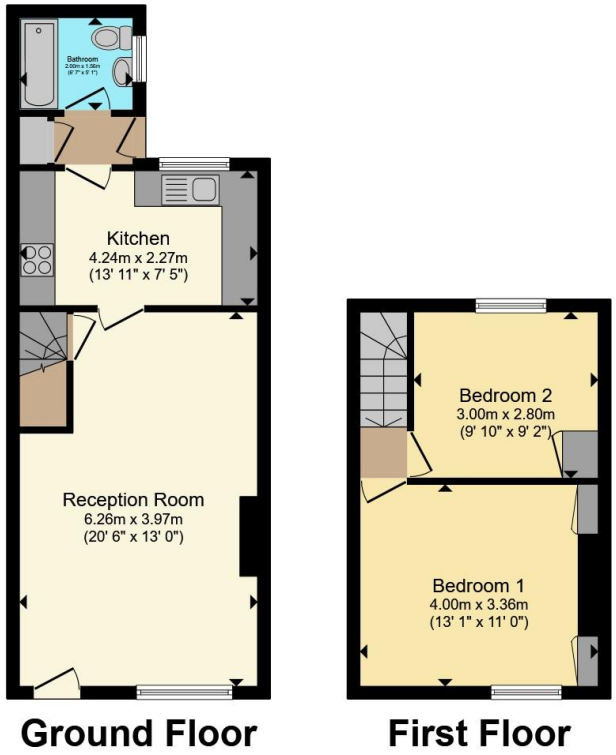
Located on Post Office Lane in the desirable village of Stockton, this property enjoys a peaceful village setting whilst remaining conveniently positioned for access to nearby towns and amenities. The village benefits from a convenience store, post office, public house, community facilities and recreational spaces, while the wider amenities of Southam are just a short drive away, offering supermarkets, cafés, healthcare facilities and a range of independent shops. Families are well served by the nearby Stockton Primary School, which is within walking distance, together with further schooling options including Southam St James CofE Academy and the highly regarded Southam College. For commuters, the property offers excellent road links via the A423, A425 and nearby M40 motorway, providing easy access to Leamington Spa, Warwick, Coventry, Birmingham and London. Rail services are available from Leamington Spa Railway Station, approximately 7.5 miles away, offering direct connections to Birmingham and London Marylebone.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.











Total floor area 64.8 m² (698 sq.ft.) approx

This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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84 Coventry Street
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EPC Rating: D

Council Tax Band: B

view this property online connells.co.uk/Property/STH105195

Tenure: Freehold

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.