



## MELDRUM COURT

TEMPLE HERDEWYKE CV47 2UF

GUIDE PRICE £260,000

**FREEHOLD**

Situated in the popular residential village of Temple Herdewyke, this well-presented three-bedroom end-of-terrace home offers spacious accommodation throughout. Ideally located with excellent transport links and a range of nearby amenities, this attractive property combines comfort, convenience, and practicality, making it an ideal choice for families, first-time buyers, or investors alike.

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- Great Road Links • Well Presented • 3 Bedrooms • Outdoor Storage • Enclosed Garden • Close To Amenities • Allocated Parking



## Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hall, which provides access to all the principal rooms within the home.

-Stretching the full depth of the home, the bright and airy lounge/diner is flooded with natural light thanks to its dual-aspect windows and is complete with a log burner.

-This generous reception space offers ample room for both comfortable living and dedicated dining areas.

-Located at the rear of the home, the fully fitted kitchen is finished with a range of wall and base units, complemented by an integrated electric oven and hob. There is also ample space for freestanding white goods, while a door provides direct access to the rear garden.

## First Floor:

-The main bedroom is a generously proportioned double room situated at the front of the home and benefits from built-in wardrobes, providing excellent storage while maintaining a bright and spacious feel.

-Bedroom two is a further well-proportioned double room, while bedroom three is a generous single bedroom that would also make an ideal home office,

nursery, or dressing room, offering flexibility to suit a variety of lifestyles.

-Conveniently located to serve all three bedrooms, the family bathroom is fitted with a fully tiled suite comprising a bath with an electric shower over, wash hand basin, and WC.

## Garden, Exterior & Further Property Information:

-Stepping outside, the property benefits from a fully enclosed, low-maintenance rear garden, laid mainly to patio and gravel, providing an ideal space for relaxing and entertaining. The garden also features two useful brick-built outside stores, both equipped with electricity, offering excellent storage or potential workshop space.

-The property also benefits from a garage with access only via a pedestrian door suitable for storage, allocated parking, oil-fired central heating, and double glazing throughout.

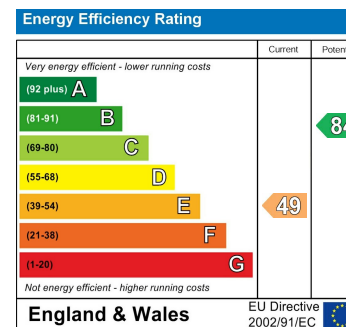
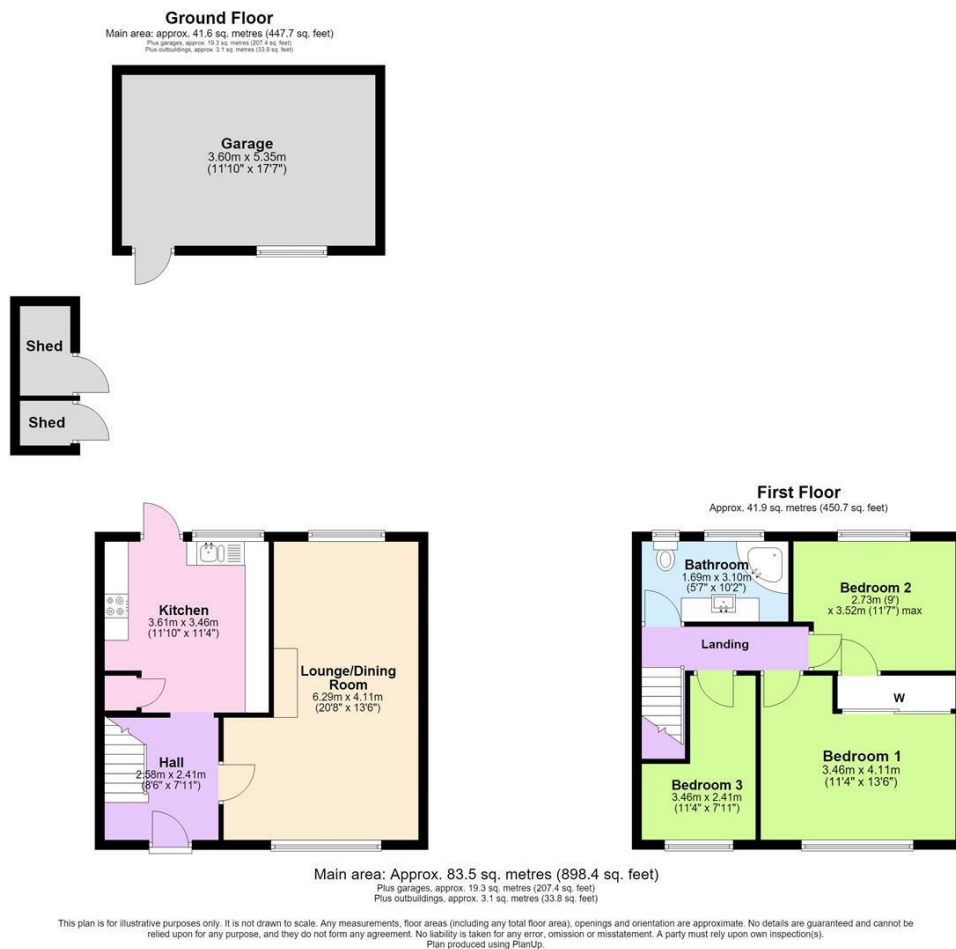
-Surrounded by the beautiful South Warwickshire countryside, yet with a wealth of amenities and excellent road and rail links close by, this lovely home offers the perfect balance of rural community living and everyday convenience.

## Important Property Information:



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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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