



## 39 BARRACUDA RISE

SOUTHAM, CV47 1AU

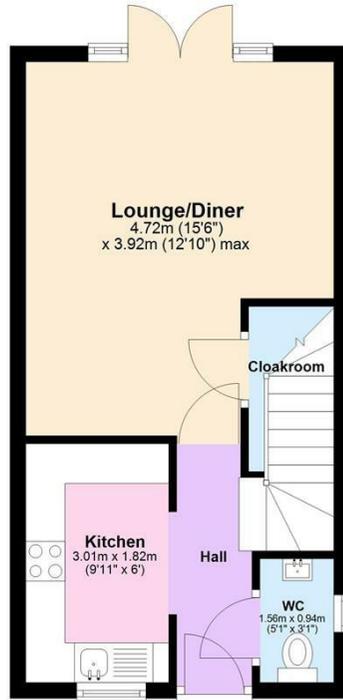
£210,000  
FREEHOLD

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £215,000.

Set on the desirable Flying Fields Estate, on the brow of the market town of Southam, is this two-bedroom end-terrace home. With a wealth of amenities on its doorstep and excellent road links nearby, this lovely property has much to offer its next owners.

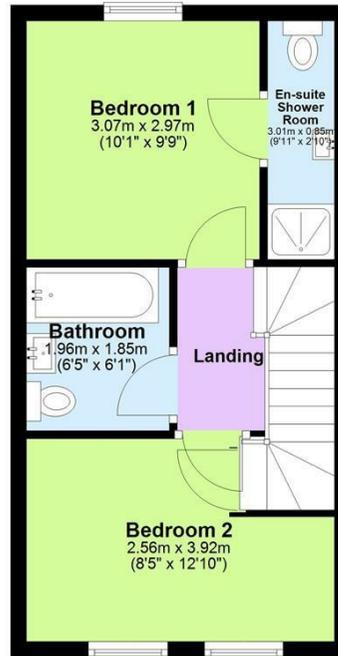
### Ground Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



### First Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



Total area: approx. 63.5 sq. metres (684.0 sq. feet)

This 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 and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(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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