



BULL STREET SOUTHAM, CV47 1FD

GUIDE PRICE £150,000
LEASEHOLD

Set in the heart of the highly desirable market town of Southam and beautifully presented throughout, this lovely one-bedroom ground floor apartment offers spacious accommodation in a superb location, just a stone's throw from a wealth of local amenities.

BULL STREET

- Ground Floor
- Perfect First Time Buy
- Close To Amenities
- Well Presented Throughout
- 1 Double Bedroom
- Allocated Off Road Parking
- Chain Free



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Property Particulars:

-Upon entering the property, you are welcomed into an entrance hallway, which provides access to all other rooms within the home.

-This immaculately presented apartment features a spacious lounge that is flooded with natural light, thanks to the glass door leading out to a private courtyard. This attractive space also benefits from an electric feature fireplace, creating a warm and genuinely homely feel.

-The property boasts a modern, fully fitted kitchen in keeping with the rest of the home. This inviting space features a range of wall and base units, along with an integrated electric oven and hob, plus space for freestanding white goods. The kitchen also provides access to a storage cupboard and offers ample room for a bistro table.

-The bedroom is a substantial double room, offering plenty of space for freestanding bedroom furniture, of

which the existing wardrobes will be included within the sale.

-The bathroom is conveniently located close to the bedroom and is fitted with a white tiled suite, comprising a heated towel rail, a shower over the bath, a hand basin, and a WC.

-This lovely property also benefits from a private, enclosed courtyard laid to patio, offering the perfect spot for alfresco dining during the summer months.

Further Property Information:

-This lovely property also benefits from allocated off-road parking for one vehicle, electric heating, and double glazing throughout.

-Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers a desirable rural community lifestyle.

Important Property Information:

Tenure: Leasehold (962 years remaining)

Maintenance Fee: £70 per month

EPC: D

Council Tax Band: B

Local Authority: Stratford On Avon District Council



BULL STREET



Ground Floor

Approx. 43.3 sq. metres (466.3 sq. feet)



Total area: approx. 43.3 sq. metres (466.3 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			
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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