



MANDERS CROFT

SOUTHAM, CV47 0HZ

GUIDE PRICE £330,000
FREEHOLD

Situated on a desirable road in the heart of the highly sought-after market town of Southam, this attractively presented three-bedroom semi-detached home offers both space and versatility throughout. Beautifully maintained, the property provides a welcoming and flexible layout, making it an ideal choice for a range of buyers. This charming home has much to offer its next owners.

MANDERS CROFT

- Immaculately Presented • Off Road

Parking • Garage • Home Office • En Suite To

Main Bedroom • Guest W/C • Close To

Amenities • Great Road Links



Ground Floor:

-Upon entering the property, you are welcomed into a bright entrance hallway, complete with a convenient storage cupboard and providing access to all principal rooms within the home.

-Positioned at the front of the home, the fully fitted kitchen features a range of wall and base units and includes an integrated double oven, hob, dishwasher, and washing machine, along with an integrated fridge/freezer. This well-proportioned room also offers ample space to accommodate a dining table, making it ideal for both everyday living and entertaining.

-Leading through to the rear of the home and flooded with natural light thanks to French doors that overlook the rear garden, the lounge provides the perfect spot for relaxing of an evening.

-Also located at the rear of the property, the versatile home office could equally serve as the perfect children's playroom. This room benefits from a built-in storage cupboard, adding to its practicality.

-The downstairs accommodation further benefits from a guest WC.

First Floor:

-The main bedroom offers generous double accommodation and is situated at the front of the home. This impressive space benefits from the luxury of a modern en-suite shower room and a separate dressing area.

-Bedroom two is a further double room located at the rear of the home and benefits from a built-in wardrobe.

-Bedroom three is a good-sized single room that would also lend itself to use as a nursery or home office.

-The family bathroom is conveniently located between all bedrooms and is fitted with a modern suite, in keeping with the rest of the home. It is complete with a shower over the bath, heated towel rail, wash basin, and WC.

Garden, Exterior and Further Property Information:

-Leading outside, the home is blessed with a sizeable enclosed rear garden, laid mainly to lawn with a patio area and established floral borders. This well-maintained space offers the perfect spot for al fresco dining and entertaining guests throughout the summer months.

-This lovely home also benefits from a garage, accessible via a pedestrian door from the garden, and is also complete with electrics. The garage also features boarded rafters, providing additional storage space. In addition, the property offers off-road parking.

-This property also benefits from gas central heating and double glazing throughout, and is surrounded by the South Warwickshire countryside, with a range of local amenities and excellent road links providing convenient rural community living.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: C

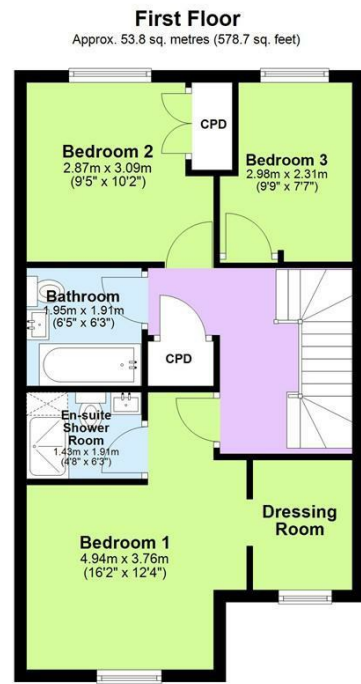
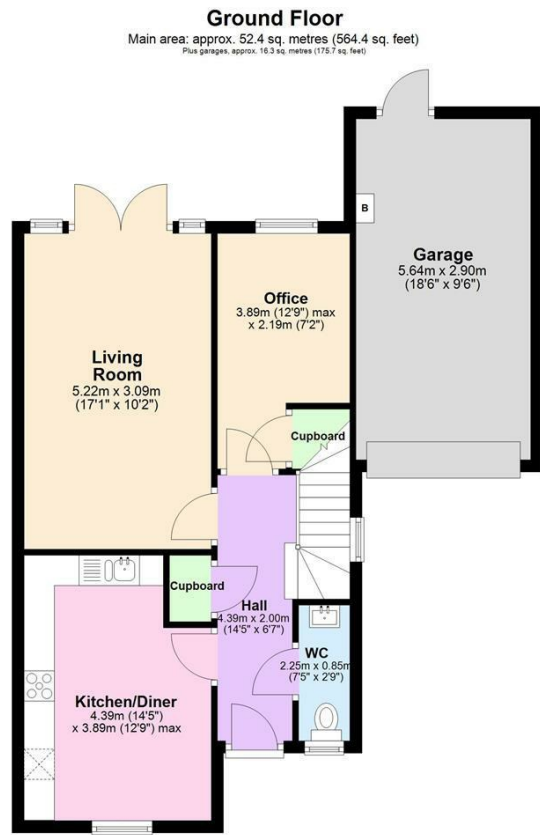
EPC:B

Maintenance Fees: £176.55 per annum



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Main area: Approx. 106.2 sq. metres (1143.1 sq. feet)
Plus garages, approx. 16.3 sq. metres (175.7 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		
(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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