



LINLEY ROAD

SOUTHAM, CV47 0JY

GUIDE PRICE £350,000

FREEHOLD

Set in the heart of the highly desirable market town of Southam, this well-presented two-bedroom semi-detached bungalow offers versatile accommodation and is ideally suited to a range of buyers. Well maintained throughout, this charming home provides comfortable living space and plenty to offer its next owners.

LINLEY ROAD

- Immaculate Finish • 2 Bedrooms • Off Road Parking • Close To Amenities • Manicured Rear Garden • Versatile Property • Bungalow • Great Road Links Nearby



Accommodation Particulars:

-Upon entering the property, you are welcomed into a central entrance hallway, providing access to all principal rooms and creating a practical flow throughout the home.

-Located at the rear of the home is a bright and airy lounge, flooded with natural light through the sliding patio doors that overlook the rear garden. Creating a warm and inviting atmosphere, this delightful living space is further enhanced by a charming log burner, adding a real sense of comfort and homeliness.

-Situated at the rear of the home is a modern, fully fitted kitchen, comprising a range of wall and base units that provide ample storage and workspace. The kitchen is well equipped with an integrated double oven, electric hob, and space for freestanding white goods.

-The kitchen leads through to a versatile conservatory, offering the perfect space to relax and enjoy views of the rear garden. Filled with natural light, this additional reception area also provides direct access to the garden, seamlessly connecting indoor and outdoor living. Currently utilised as a utility space, it offers excellent flexibility to suit a variety of needs and lifestyles.

-Located at the front of the home, the principal bedroom offers generous double accommodation and benefits from the luxury of fitted double wardrobes, providing excellent storage while maintaining a spacious and comfortable feel.

-Bedroom two is a further well-proportioned double room situated at the front of the home. Currently utilised as a dining room, this versatile space can easily be adapted to suit a variety of requirements, whether as a bedroom, home office, or

additional reception room.

-Conveniently situated at the centre of the property is a modern and fully fitted shower room, finished to a high standard with a stylish tiled suite in keeping with the rest of the home. The room comprises a double walk-in shower, WC, wash hand basin, underfloor heating and a heated towel rail.

Garden, Exterior & Further Property Information:

-Leading outside, this attractive home also benefits from an enclosed and well-maintained rear garden, laid mainly to lawn and patio. The space is enhanced by established floral borders, a gardener's shed, and a large pond, offering the perfect setting for alfresco dining and relaxation during the summer months.

-This lovely home benefits from a front garden, off-road parking for 2-3 vehicles, gas central heating, and double glazing throughout.

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

Important Property Information:

Tenure: Freehold

EPC: D

Council Tax Band: C

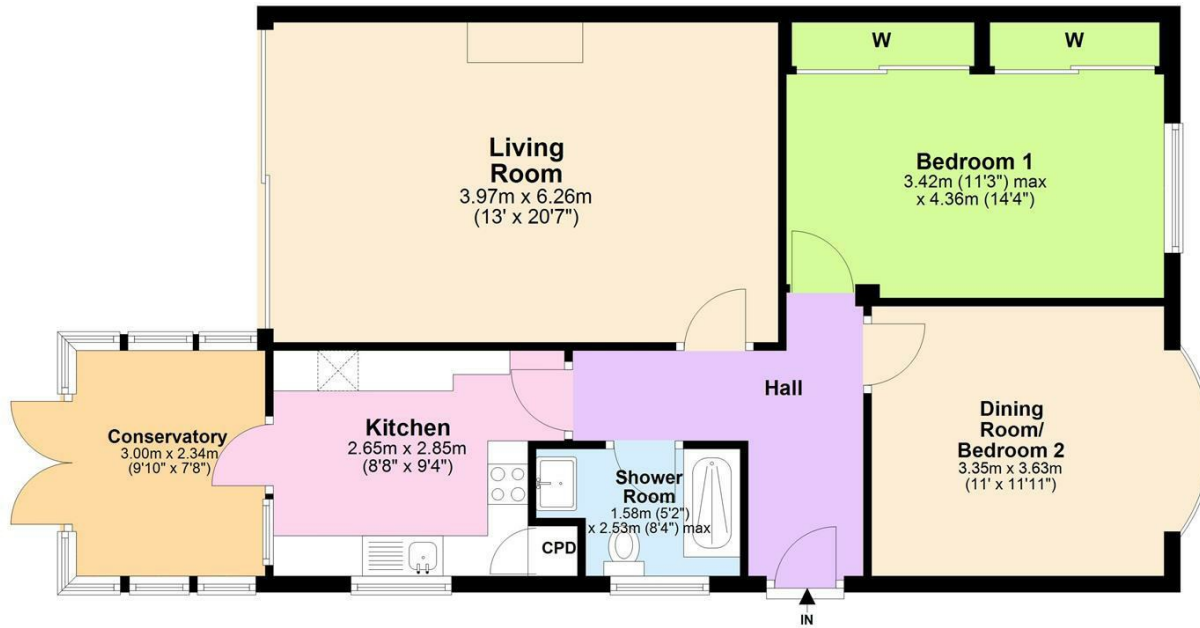
Local Authority: Stratford On Avon District Council



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Ground Floor
Approx. 84.0 sq. metres (904.0 sq. feet)



Total area: approx. 84.0 sq. metres (904.0 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			
(81-91) B			82
(69-80) C			
(55-68) D		65	
(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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