



HOLYWELL ROAD

SOUTHAM, CV47 0LJ

GUIDE PRICE £320,000
FREEHOLD

Situated on a highly desirable road on the edge of the sought-after market town of Southam, this well-presented three-bedroom dormer bungalow offers spacious and versatile accommodation throughout.

The property provides flexible living space to suit a variety of needs and has been well maintained by the current owners. With generous room sizes and a practical layout, this attractive home offers plenty of potential for its next owners to enjoy and make their own.

HOLYWELL ROAD

- No Chain
- Walking Distance To Local Schools
- Close To Amenities
- 3 Double Bedrooms
- Conservatory
- Balcony With Picturesque Views
- Enclosed Rear Garden
- Great Road Links Nearby



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Ground Floor:

-Upon entering the property, you are welcomed into a central entrance hallway, which provides access to the main living accommodation and all other rooms within the home.

-Situated at the front of the home is the fully fitted kitchen that is finished with a range of wall and base units and is complete with an integrated gas oven, gas hob, as well as under counter space for three white goods.

-Located at the rear of the property, the bright and airy lounge is filled with natural light, thanks to the sliding patio doors opening into the conservatory. Offering a comfortable and inviting atmosphere, this is the perfect space to relax and unwind in the evening.

-Conveniently located off the lounge, the conservatory provides an additional reception space and enjoys pleasant views over the rear garden. Filled with natural light, it offers a versatile area to relax or entertain, with French doors opening directly onto the garden.

-Also accessed from the lounge, the dining room features a bay window that fills the space with natural light and provides ample room for a family dining table, making it ideal for both everyday meals and entertaining.

-The ground floor accommodation also benefits from a fully fitted family bathroom, comprising a separate bath, shower cubicle, wash hand basin, WC, and heated towel rail.

-Bedroom Three is conveniently located opposite to the bathroom and offers generous double accommodation. The room also benefits from a fitted cupboard, providing useful storage space and housing the boiler.

First Floor:

-The principal bedroom is a further well-proportioned double room, benefiting from built-in wardrobes and sliding doors opening onto a private balcony. Enjoying picturesque views over the rear garden and Holywell Walk, this room provides a peaceful retreat within the home.

-Bedroom Two is a further generous double bedroom, benefiting from fitted wardrobes that provide ample storage space.

-The principal bedroom and Bedroom Two are served by a convenient first-floor WC.

-The first-floor accommodation is further enhanced by ample built-in eaves storage, providing practical and easily accessible additional storage space.

Garden, Exterior and Further Property Information:

-Outside, this lovely home benefits from an enclosed rear garden, laid mainly to lawn with a patio area that provides the perfect spot for al fresco dining and entertaining throughout the summer months. The garden also features a brick-built outbuilding, offering excellent additional storage.

-Ideally situated within easy walking distance of both primary and secondary schools, the high street, and a popular leisure centre.

-This home further benefits from off-road driveway parking, gas central heating, and double glazing throughout. Surrounded by the beautiful South Warwickshire countryside yet within easy reach of Southam's excellent range of amenities, it offers the perfect balance of rural charm and convenient community living.

Important Property Information:

Tenure: Freehold

EPC: C

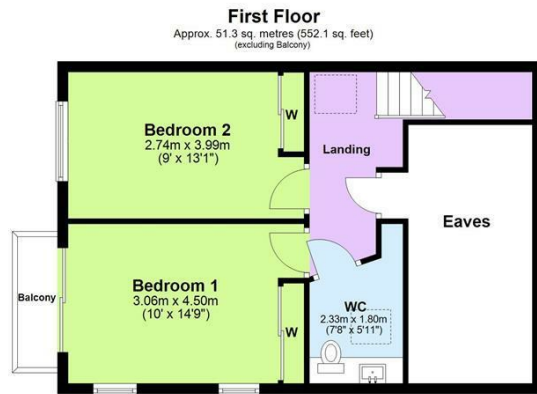
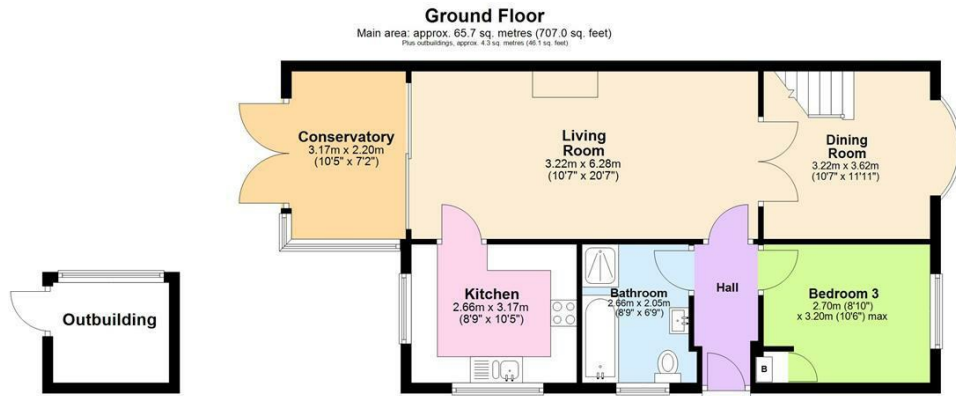
Council Tax Band: C

Local Authority: Stratford On Avon District Council



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Main area: Approx. 117.0 sq. metres (1259.1 sq. feet)
Plus outbuildings, approx. 4.3 sq. metres (46.1 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	70	76
(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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