



## PENDICKE STREET SOUTHAM, CV47 1PF

OFFERS IN THE REGION OF £399,000  
FREEHOLD

Situated in the heart of the highly sought-after market town of Southam, this spacious three-bedroom detached bungalow offers an exciting opportunity for its next owners. Generously proportioned and versatile throughout, the home provides an abundance of space to suit a variety of lifestyles. With its flexible layout and desirable location, this charming property has much to offer those seeking both comfort and convenience.



## PENDICKE STREET

- Detached 3 Bedroom Bungalow • Detached Garage • Workshop • Sizeable Garden • Off Road Parking • Lean To • Versatile Home • Separate Dining Room • Great Location • Close To Amenities



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### Ground Floor:

-Upon entering the property, you are welcomed into a central entrance hall, which serves as the heart of the home and provides access to all other rooms.

-At the front of the property lies a generous lounge, beautifully bright and airy thanks to a large bay window that floods the room with natural light and is finished with a gas fireplace.

-The kitchen is located at the heart of the home and is fitted with a range of wall and base units, offering functionality. It comes complete with an integrated fridge/freezer, electric oven, gas hob, and dishwasher.

-The property benefits from three well-proportioned double bedrooms, two of which are positioned at the rear and enjoy views over the garden, with the third located at the front of the home.

-The family bathroom is conveniently positioned between all three bedrooms and is fitted with a shower-over-bath, wash hand basin, WC, and a heated towel rail.

-To the rear, the property benefits from a convenient and versatile lean-to, currently utilised for storage and as a utility area, offering further flexibility to suit individual needs.

-The property further benefits from a guest WC.

-The property also boasts a substantial loft space, ideal for storage and offering excellent potential for future use, subject to the necessary consents.

### Garden, Exterior & Further Property Information:

-Outside, the property enjoys a generous wrap-around garden, mainly laid to lawn with a side patio area for outdoor entertaining. The garden also features a brick-built workshop, providing additional practical space.

-Additional benefits include a detached garage with electrics, driveway parking for multiple vehicles, gas central heating, and double glazing throughout.

-Set amidst the beautiful South Warwickshire countryside and with a wealth of local amenities on its doorstep, this charming home offers the perfect balance of rural tranquillity and community living.

### Important Property Information:

Tenure: Freehold

Council Tax Band: C

EPC: D

Local Authority: Stratford On Avon District Council

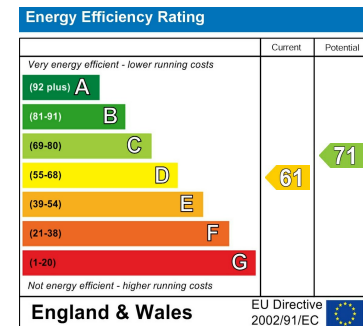




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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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