



## MARSTON CROFT

SOUTHAM, CV47 1PX

GUIDE PRICE £202,500  
FREEHOLD

AFFORDABLE HOUSING - SOLD AT 75% OF MARKET VALUE

Set on the brow of the highly desirable market town of Southam, this well-presented two-bedroom mid-terraced home offers generous living accommodation throughout. With a great sense of space, this lovely property has much to offer its next owners.

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- Affordable Housing (75% of Market Value) • 2 Bedrooms • EV Charging • 2 X Allocated Parking • Well Presented • Guest W/C • Close To Amenities • Great Road Links Nearby

## AFFORDABLE HOUSING - SOLD AT 75% OF MARKET VALUE

Set on the brow of the highly desirable market town of Southam, this well-presented two-bedroom mid-terraced home offers generous living accommodation throughout. With a great sense of space, this lovely property has much to offer its next owners.

### Ground Floor:

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

-The spacious lounge is located at the front of the home and is filled with natural light, offering the perfect place to relax.

-Situated at the rear of the home is the modern and fully fitted kitchen/diner, finished with a range of wall and base units and complete with an integrated dishwasher, electric oven, electric hob, and space for freestanding white goods. This attractive space also offers room for a breakfast table and conveniently provides access to the rear garden.

-The downstairs accommodation also benefits from a guest WC.

### First Floor:

-The main bedroom is located at the rear of the home and offers generous double accommodation, along with a fitted wardrobe.

-The second bedroom is located towards the front of the property and would also lend itself perfectly as a home office or nursery.

-The bathroom is conveniently situated between both bedrooms and is fitted with a modern tiled suite, in keeping with the rest of the home. It comprises a separate bath and shower cubicle, hand basin, and WC.

### Garden, Exterior and Further Property Information:

-To the rear, the home enjoys an enclosed garden, predominantly laid to lawn and complemented by a patio area, ideal for outdoor seating.

-Further advantages include allocated off-road parking for two vehicles, EV charging, gas central heating, and double glazing throughout.

-Set within the South Warwickshire countryside and close to a wealth of amenities, this lovely home offers desirable rural community living.

### Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: C

Maintenance Charge: £30 per month

EPC: C

This property is considered as affordable housing and can only be sold at 75% of the market value.

### To Qualify:

Applicants must have a certificate of eligibility confirming that they cannot afford more than the listed property price.

and

A local connection to the Southam Parish, such as currently living in Southam (for a minimum of 12 months), used to live in Southam for a minimum of 3 years, working in Southam for the

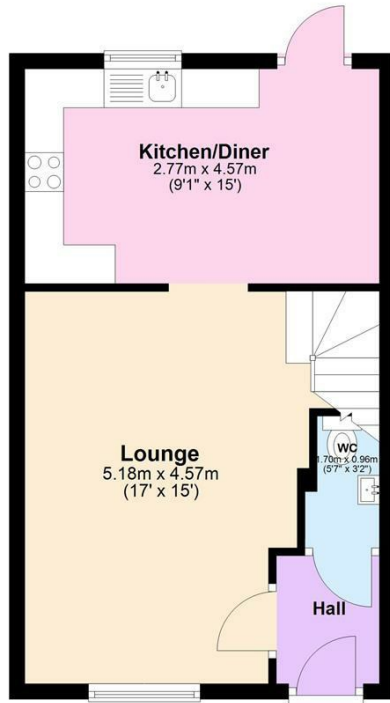


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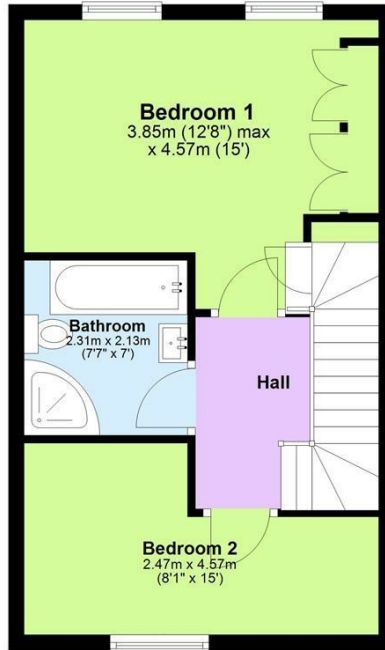
### Ground Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



### First Floor

Approx. 36.9 sq. metres (397.5 sq. feet)



Total area: approx. 76.8 sq. metres (826.9 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) <b>A</b>			<b>93</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>79</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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