



## SAXON CLOSE

SOUTHAM, CV47 0NN

GUIDE PRICE £265,000  
FREEHOLD

Situated on a sought-after road and just a short walk from the excellent amenities of Southam market town, this well-presented two-bedroom semi-detached home offers generous living space and a warm, inviting atmosphere. Tastefully updated and well cared for throughout, this attractive property is ready to welcome its next owners.



# SAXON CLOSE

- 2 Double Bedrooms • Off Road
- Parking • Downstairs W/C • Sizeable
- Garden • Close To Amenities • Great First Time
- Buy • Desirable Location



Situated on a sought-after road and just a short walk from the excellent amenities of Southam market town, this well-presented two-bedroom semi-detached home offers generous living space and a warm, inviting atmosphere. Tastefully updated and well cared for throughout, this attractive property is ready to welcome its next owners.

## Ground Floor:

-You enter the property via a stylish kitchen fitted with modern wall and base units, featuring integrated appliances including a fridge, freezer, washer/dryer, electric oven, and dishwasher—all finished to a high standard consistent with the rest of the home.

-To the rear of the home is a bright and airy lounge featuring French doors that open onto the rear garden, along with a convenient under-stairs storage cupboard.

-The ground floor also benefits from a convenient guest W/C, adding practicality to the layout.

## First Floor:

-The main bedroom is a generously sized double room located at the rear of the property, offering a peaceful outlook of the rear garden.

-Bedroom two is a further double room located at the

front of the home.

-The family bathroom is conveniently situated between both bedrooms and features a modern tiled suite, including a shower over the bath and a heated towel rail.

## Garden and Exterior:

-Outside, the property benefits from a generously sized garden, predominantly laid to lawn, with a patio area ideal for al fresco dining and entertaining guests.

-Additional benefits include driveway parking, gas central heating, and double glazing throughout.

-Surrounded by the scenic South Warwickshire countryside and close to a wealth of amenities, this property offers the best of rural community living.

## Important Property Information:

Tenure: Freehold

Council Tax Band: C

Local Authority: Stratford On Avon District Council

Maintenance Fee: £240 per annum

EPC:B

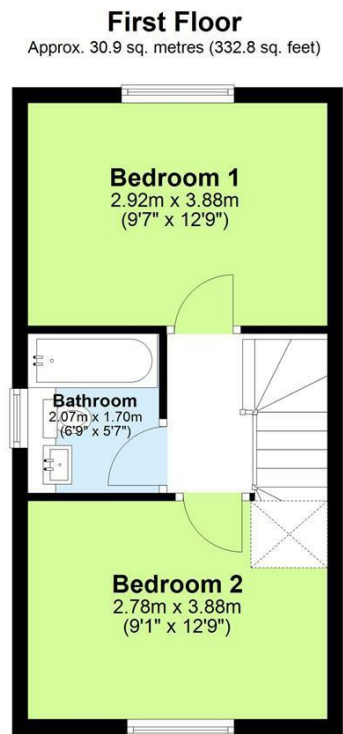
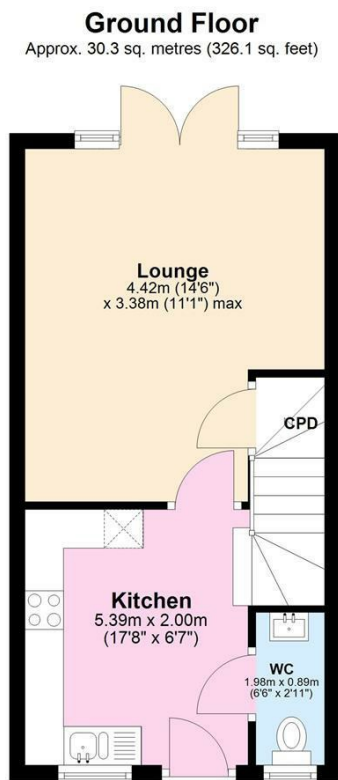




## SAXON CLOSE







**Total area: approx. 61.2 sq. metres (658.9 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>96</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</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

Head Office Sales  
76 Coventry Street  
Southam  
Warwickshire  
CV47 0EA

01926 81 82 88  
support@insidehomeslimited.co.uk  
www.insidehomeslimited.co.uk