



TATTLE BANK

SOUTHAM, CV47 1NU

GUIDE PRICE £260,000
FREEHOLD

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Set in the heart of the highly desirable market town of Southam and beautifully presented throughout, this charming two-bedroom character property is full of warmth and original features, offering generous accommodation in a superb location along a private road, just a short walk from a wealth of local amenities.

Property Particulars:

-Upon entering the property, you are welcomed into an entrance hallway, which provides access to the sitting room and houses a convenient laundry and utility area complete with white goods.

-The sitting room is centrally located on the ground floor and benefits from a feature fireplace and wooden floor, creating a warm and homely feel. This inviting space also provides access to the kitchen diner and versatile second bedroom.

-The newly modernised country-style kitchen diner overlooks the rear garden and has been fitted with a range of wall and base units. This lovely space benefits from a Rangemaster oven, Belfast sink, space for under-counter white goods and dishwasher. French doors and Velux roof window flood the room with natural light, whilst ample space for family dining has also been created.

-Further on the ground floor, and situated to the front of the property, is the versatile second bedroom.

First Floor:

-Upstairs, the property boasts a generous principal bedroom benefiting from built-in storage. Located to the rear of the home, this attractive room is flooded with natural light thanks to the large windows and also enjoys pleasant views over the garden.

-The generous family bathroom is fitted with a Victorian style white tiled suite comprising a freestanding roll-top bath, hand basin and WC, a separate large walk-in shower, and a large storage cupboard.

Outside:

-Outside, this lovely home benefits from a generous and private rear garden, laid mainly to lawn with a patio area, offering the perfect setting for alfresco dining and entertaining during the summer months. Behind a picket fence is an additional garden area belonging to the property, which leads down to the River Stowe.

Further Property Information:

-This charming home also benefits from off-road parking, double glazing, and gas central heating throughout.

-Surrounded by the South Warwickshire countryside and within walking distance of the many amenities Southam has to offer, this lovely home provides an excellent blend of rural market town living and everyday convenience.

Important Property Information:

Tenure:



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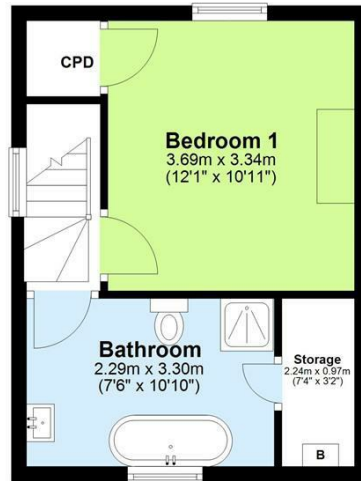
Ground Floor

Approx. 40.6 sq. metres (437.0 sq. feet)



First Floor

Approx. 26.6 sq. metres (286.1 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 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			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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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