



**19 SWORDFISH AVENUE,
SOUTHAM, CV47 1AZ**

**£380,000
FREEHOLD**

Situated on a desirable development on the outskirts of the highly sought-after market town of Southam, this beautifully presented three-bedroom detached home offers stylish and spacious accommodation, ideal for modern family living.

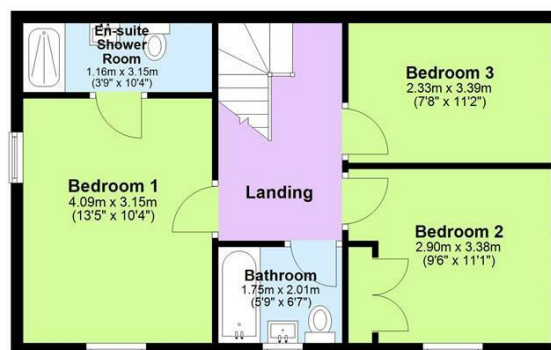
Ground Floor

Main area: approx. 47.8 sq. metres (514.2 sq. feet)
Plus garages, approx. 16.5 sq. metres (177.4 sq. feet)



First Floor

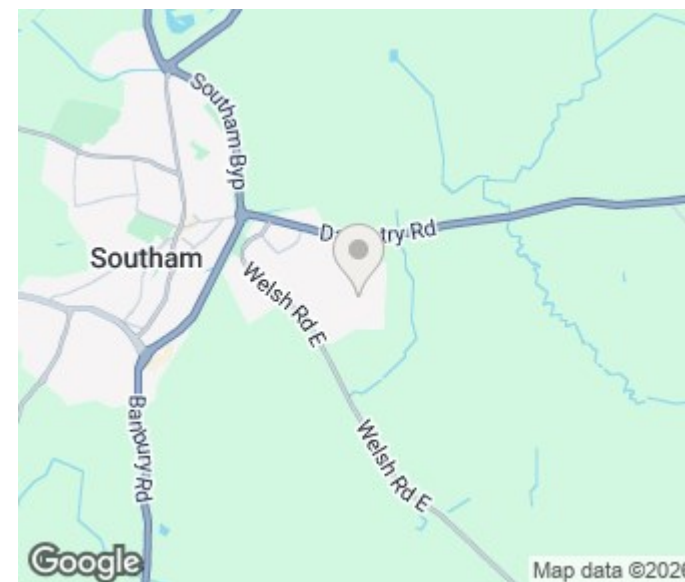
Approx. 47.2 sq. metres (507.7 sq. feet)



Main area: Approx. 94.9 sq. metres (1022.0 sq. feet)

Plus garages, approx. 16.5 sq. metres (177.4 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		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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