



## Your property is almost ready to go live on the market!

Before we proceed, please take a moment to review the details below. These will be used for your online listing, brochure, and all other marketing materials.

It's important that all information accurately reflects the property and includes everything required under your terms, including the *Vendor Disclosure Statement*.

**Thank you for your attention to this –  
we're excited to take the next step with you!**

 insidehomes

# Your Property Description

Set within the highly desirable market town of Southam, this well-presented three-bedroom terraced home offers generous living space in a highly convenient location.

With a wealth of amenities right on its doorstep, including shops, schools and local services, the property is perfectly positioned for everyday living. Offering spacious and well-proportioned accommodation throughout, this lovely home provides comfort, practicality and excellent potential for its next owners.

## Ground Floor:

- Upon entering the property, you are welcomed into a useful entrance porch, which in turn leads through to the central hallway. This space provides access to all principal rooms within the home and is complete with a convenient under-stairs cupboard, and further fitted storage perfect for coats and shoes.
- The kitchen/diner is thoughtfully designed with a range of wall and base units, creating a spacious open-plan feel. It comes complete with an integrated electric oven and hob, with additional space for white goods. This attractive and versatile area also provides ample room for a family dining table, making it ideal for both everyday living and entertaining.
- The lounge is positioned at the rear of the home, overlooking the garden, and spans the full width of the property. This inviting space is flooded with natural light, features a charming fireplace, and provides direct access to the rear garden, creating a bright and welcoming environment for relaxation and entertaining.
- The downstairs accommodation conveniently includes a guest W/C.

# Your Property Description Continued ...

## First Floor:

- Situated at the rear of the home, the main bedroom is a generously sized double room, offering a comfortable and spacious retreat with views over the garden.
- The second bedroom is another well-proportioned double room located at the front of the home, further enhanced by the addition of fitted wardrobes for convenient storage.
- The third bedroom is a generous single room, versatile in its use and ideal as a home office, nursery, or guest room.
- The family bathroom is fully fitted with a modern, tiled suite and includes a bath with an overhead shower, a hand basin, and a W/C, combining style and functionality for everyday use.
- The upstairs accommodation also features three convenient storage cupboards, all easily accessed from the landing, providing additional space for linens, clothing, or household essentials.

## Garden, Exterior & Further Property Information:

- The property boasts an enclosed rear garden, thoughtfully designed with a combination of artificial lawn and decking, and includes a gardener's shed, offering a low-maintenance and versatile outdoor space.
- This charming home also benefits from gas central heating and double glazing throughout. Set amidst the picturesque South Warwickshire countryside and with a wealth of local amenities on its doorstep, the property offers the perfect balance of rural living within a welcoming community.

# Your Property Description Continued ...

Important Property Information:

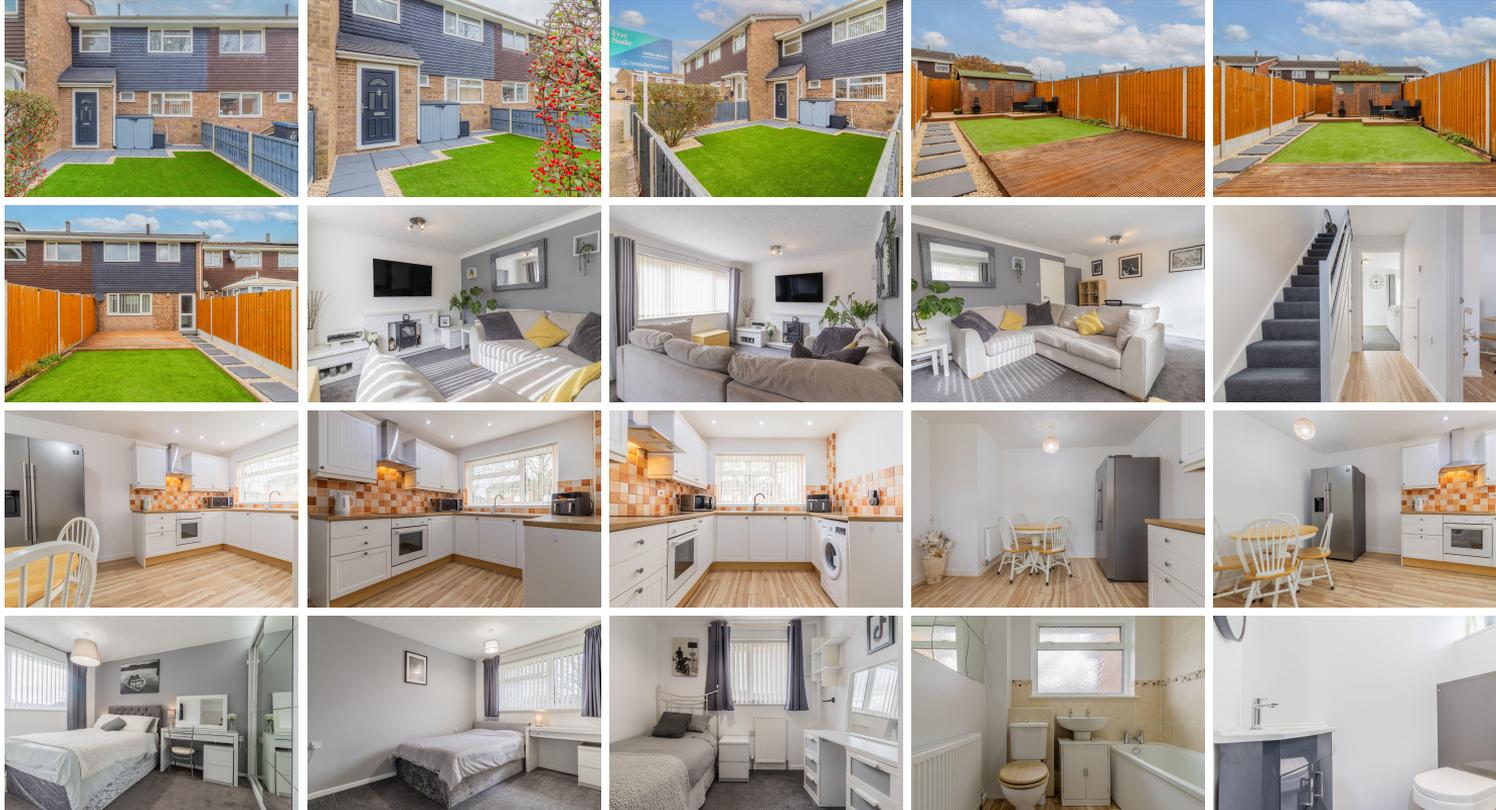
Tenure: Freehold

Local Authority: Stratford Upon Avon District Council

EPC: C

Council Tax Band: B

# Your Property Photos



**Please note:** This is a selection of your photography and there may be further shots in keeping with that you see here of other rooms/features within the home depending on the size of the property.

## Floorplan:



Total area: approx. 87.7 sq. metres (943.5 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.

This floorplan is for illustrative purposes only and should not be relied upon as an exact representation of the property's dimensions.

## EPC Graph:



The following EPC graph (obtained via the [gov.uk](https://www.gov.uk) website) will be displayed on your marketing material and is a legal requirement.

# Vendor Disclosure Statement

The details provided in this document will be used across all marketing materials for your property.

Please respond to this email to confirm that the information is accurate and reflects the property as outlined in your terms of service including the Vendor disclosure statement and once we have received this from all Vendors, the property will go live on the market.

If any details are incorrect or do not accurately represent the property, kindly notify us via email so we can make the necessary amendments.

We look forward to getting your property live and beginning the search for your buyer. Your agent, Darren, will keep you updated on progress once the property is live. In the meantime, if you have any questions or need assistance, please don't hesitate to get in touch on 01926 81 82 88 or via email at [darrenf@insidehomeslimited.co.uk](mailto:darrenf@insidehomeslimited.co.uk)

 insidehomes