



SAXON CLOSE

SOUTHAM, CV47 0NN

35% SHARED OWNERSHIP £98,000
LEASEHOLD

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Set on a desirable road at the heart of the sought after market town of Southam is this well presented two-bedroom end terrace home. Offered as a 35% shared ownership and with great amenities close by, this lovely home has much to offer its next owners.

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Upon entering the property, you are welcomed into the entrance hallway that leads to all other rooms within the home.

At the front of the property, you will find the spacious kitchen/diner that is fully fitted with a range of wall and base units and is complete with an integrated induction hob, electric oven, fridge, freezer, dishwasher and washer/dryer. This modern room also offers ample space for a breakfast table.

Situated at the rear of the home, you will find the bright and airy lounge that is flooded with natural light thanks to the French doors that overlook the rear garden, making it the perfect spot for relaxing of an evening.

The downstairs accommodation also benefits from a spacious w/c.

Upstairs briefly comprises of two bedrooms and a bathroom.

The main bedroom is located at the rear of the property, is a generously sized double room that benefits from two windows.

Bedroom two is a further double room located at the front of the home that would also lend itself to the perfect home office or nursery.

The bathroom is conveniently located close to both bedrooms and is complete with a modern tiled suite that's complete with a shower over the bath and heated towel rail.

Outside this attractive property is blessed with a low maintenance tiered garden, laid to patio slabs with raised flower borders offering the perfect spot for alfresco dining in the summer months.

This lovely property also benefits from off road parking, gas central heating and double glazing throughout. Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this home offers rural community living at its finest.

Tenure: Leasehold (120 years remaining)

Rent: £453.72

EPC:B

Local Authority: Stratford On Avon District Council

Council Tax Band: C

• 35% Shared Ownership • 2

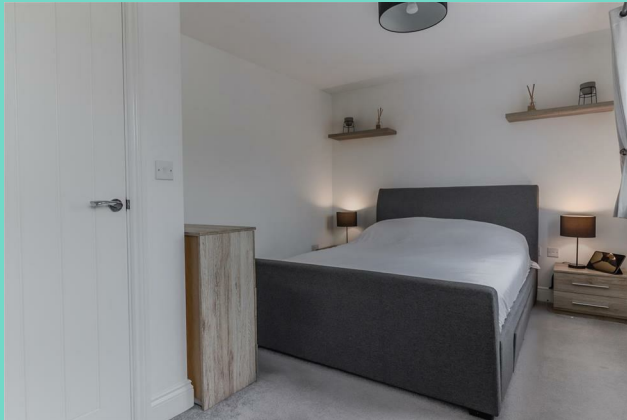
Bedrooms • Downstairs W/C • Low

Maintenance Rear Garden • Driveway

Parking • Perfect First Time Buy • Close To

Amenities • Sought After Location • Good Road

Links Nearby



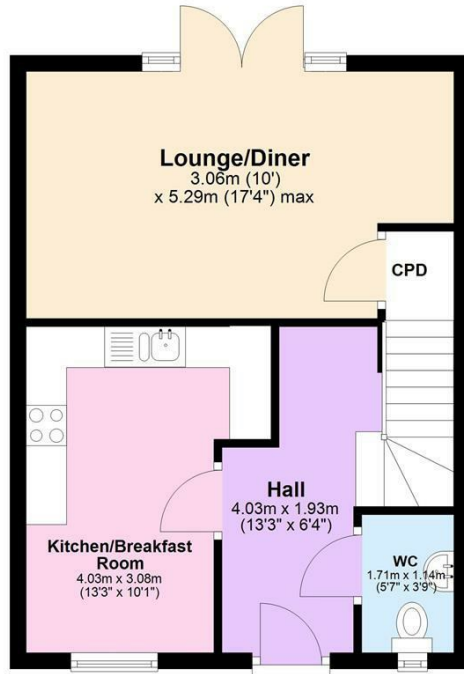


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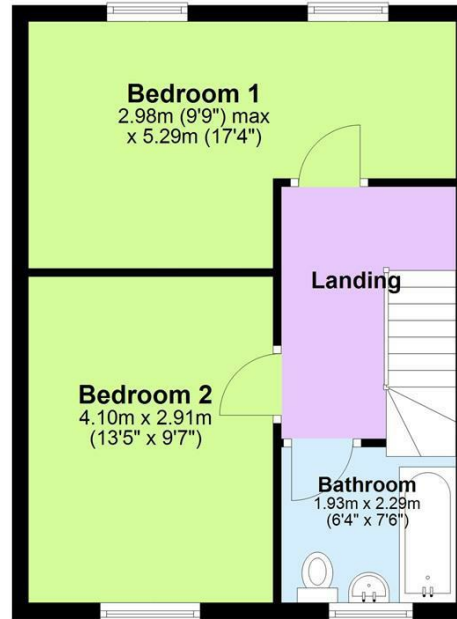
Ground Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.6 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		96
(81-91) B	83	
(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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