



FLYING FIELDS ROAD SOUTHAM, CV47 1GA

GUIDE PRICE £350,000
FREEHOLD

Set on a desirable road on the brow of the sought-after market town of Southam, this well-presented three double bedroom detached home offers generous living space throughout. With a wealth of local amenities on its doorstep, this lovely property has much to offer its next owners.

FLYING FIELDS ROAD

- Garage • Off Road

Parking • Conservatory • Guest W/C • 3

Bedrooms • En Suite To Main • Close To

Amenities • Great Road Links Nearby



Ground Floor:

-Upon entering the property, you are welcomed into the entrance hall, which provides access to all principal rooms within the home.

-The lounge is a substantial space, flooded with natural light, offering the perfect spot to relax in the evening. It also provides access via sliding patio doors at the rear into the conservatory.

-The conservatory is located at the rear of the home, providing a versatile space that overlooks the rear garden and also gives access to it via French doors.

-The kitchen/diner is fully fitted with a range of wall and base units and is finished with under-counter space for white goods, as well as ample room for a breakfast table.

-The downstairs accommodation also benefits from a guest WC.

First Floor:

-The main bedroom is situated at the rear of the home, offering generous double accommodation and benefiting from built-in wardrobes and a modern en suite shower room.

-Bedrooms two and three are further double rooms, with bedroom three benefiting from built-in storage.

-The family bathroom is conveniently located between all bedrooms and is fitted with a modern tiled suite, comprising a shower over the bath, hand basin and WC.

Garden, Exterior and Further Property Information:

-Leading outside, the home is blessed with a sizeable rear garden, laid mainly to lawn with mature borders and a patio area, offering the perfect spot for al fresco dining and entertaining guests throughout the summer months.

-This attractive home also benefits from an integral garage, off-road driveway parking, a boarded loft with pull-down ladder, 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.

Important Property Information:

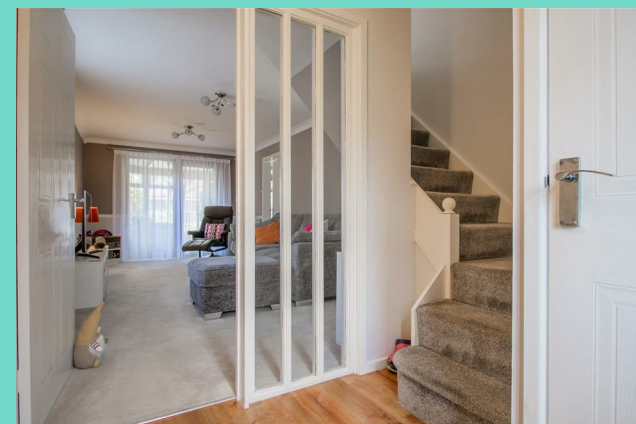
Tenure: Freehold

EPC: C

Council Tax Band: D

Local Authority: Stratford On Avon District Council

FLYING FIELDS ROAD





Total area: approx. 104.0 sq. metres (1119.9 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) A			
(81-91) B			85
(69-80) C		71	
(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

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

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