



GAUNTLET WAY SOUTHAM, CV47 1AN

40% SHARED OWNERSHIP £108,000
FREEHOLD

Located on the sought-after Flying Fields Estate on the outskirts of the charming market town of Southam, this immaculately presented two-bedroom end-terrace home offers spacious, modern living throughout.

Available as a 40% shared ownership, (staircasing up to full ownership available), this property provides an ideal opportunity for first-time buyers or those looking to take their next step on the property ladder. Thoughtfully designed and beautifully maintained, it combines generous living space with a stylish finish, making it a truly desirable home in a popular and well-connected area.

GAUNTLET WAY

- 40% Shared Ownership • 2 Double Bedrooms • Off Road Parking • Immaculate Finish • Open Plan Kitchen/Diner • Enclosed Garden • Close To Amenities • Great Road Links



Ground Floor:

-Upon entering the property, you are welcomed into a bright and airy lounge, offering the perfect space to unwind and relax at the end of the day.

-Leading towards the rear of the home, and overlooking the garden, is the open-plan kitchen/diner, offering a fantastic space for cooking, dining, and entertaining. The kitchen is fully fitted with a modern range of wall and base units and is complete with an integrated fridge, freezer, electric oven, and gas hob. There is also ample space for a dining table, making it ideal for family meals or hosting guests, along with a large storage cupboard that currently houses a freestanding washing machine.

-The downstairs accommodation is further complemented by a guest W/C, adding convenience for both residents and visitors.

First Floor:

-The main bedroom is a generously sized double, situated at the rear of the home and flooded with natural light thanks to its two large windows.

-The second bedroom is another substantial double, located at the front of the property, offering plenty of space and versatility.

-Conveniently located between both bedrooms is the modern, tiled bathroom, finished to a high standard in keeping with the rest of the home. The bathroom features a tiled suite, including a bath with overhead shower and a hand basin, combining style and practicality.

Garden, Exterior & Further Property Information:

-Leading outside, the home benefits from an enclosed rear garden, mainly laid to lawn, with an established floral border and a gardener's shed, providing a private and versatile outdoor space.

-This lovely home also benefits from gas central heating, double glazing throughout, and two allocated parking spaces.

Important Property Information:

Tenure: Leasehold (119 years remaining)

Local Authority: Stratford On Avon District Council

Council Tax Band: C

EPC: B

Rent: £454.01 per month (inclusive of building insurance of £297.05 yearly)

Maintenance Charge: Not currently applicable.

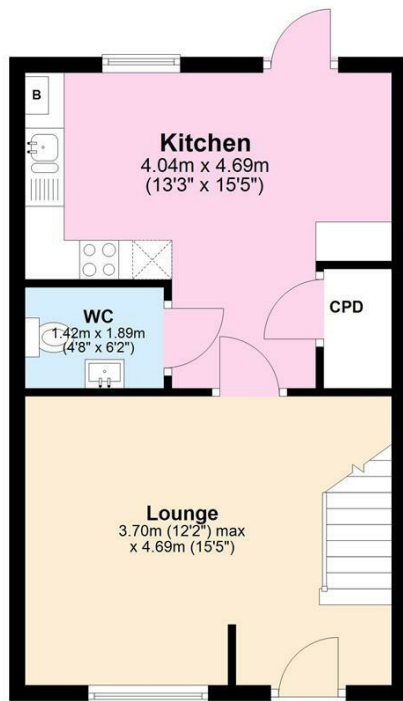


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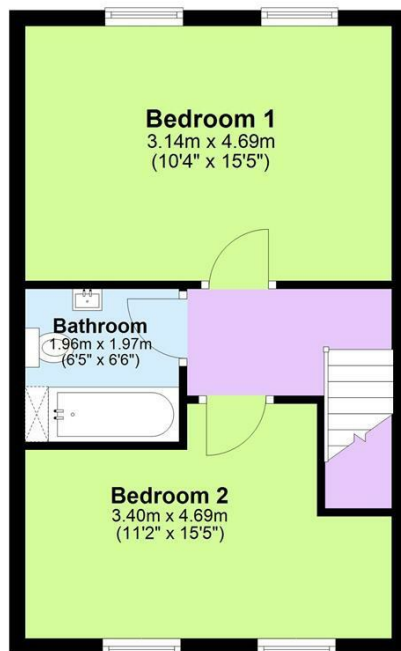
Ground Floor

Approx. 37.3 sq. metres (401.0 sq. feet)



First Floor

Approx. 39.6 sq. metres (426.1 sq. feet)



Total area: approx. 76.8 sq. metres (827.1 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		96
(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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