



ST. JAMES CRESCENT

SOUTHAM, CV47 0LX

GUIDE PRICE £270,000
FREEHOLD

Set in the heart of the desirable market town of Southam, this spacious three-bedroom semi-detached property offers fantastic potential for modernisation throughout. Providing an exciting opportunity for its next owners, this lovely home is ready to be transformed and made their own.

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- Great Potential Throughout • 3

Bedrooms • Close To Amenities • Wrap Around
Garden • Great Road Links Nearby • Two
Reception Rooms • Off Road Parking • Brick
Built Shed



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Ground Floor:

-Upon entering the property, you are welcomed into a porch which leads into an entrance hallway, providing access to all other rooms within the home.

-At the heart of the home lies a spacious kitchen/diner, fitted with a range of wall and base units and is complete with a gas Rangemaster and under-counter space for white goods. The room offers ample space for a family dining table and provides access to the garden via a stable-style door.

-The lounge is located at the rear of the property and is flooded with natural light, and is enhanced by a feature fireplace.

-At the front of the property, you will find a separate dining room, which also offers the versatility to be used as a home office or children's playroom.

First Floor:

-The main bedroom is a generously proportioned double room, located at the front of the home and offering ample space for freestanding furniture.

-Bedroom two is a further double room, located at the rear of the home and complete with a fitted storage cupboard.

-The third bedroom is a good-sized single room that would also make an ideal home office or nursery.

-Conveniently located close to all bedrooms is the family bathroom, finished with a tiled suite and complete with a P-shaped bath with overhead shower, hand basin, and WC.

Garden, Exterior & Further Property Information:

-Leading outside, this property benefits from a sizeable wraparound garden, laid mainly to lawn and offering a fantastic opportunity for the next owners to put their own stamp on the space.

-This lovely property further benefits from driveway parking for two vehicles, a partially boarded loft, gas central heating, and double glazing throughout.

-Surrounded by the South Warwickshire countryside and with a wealth of amenities close at hand, this home offers rural community living.

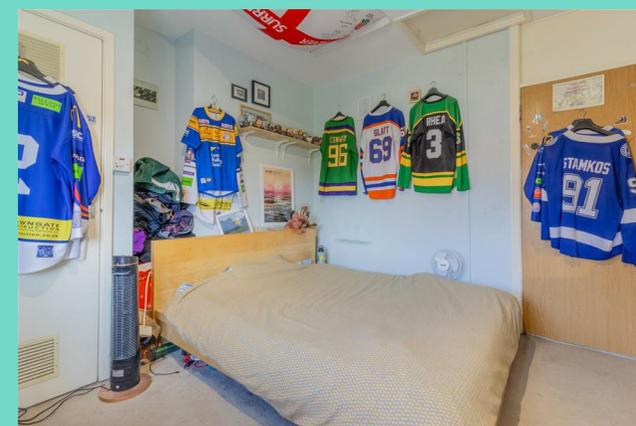
Further Property Information:

Tenure: Freehold

EPC: Pending

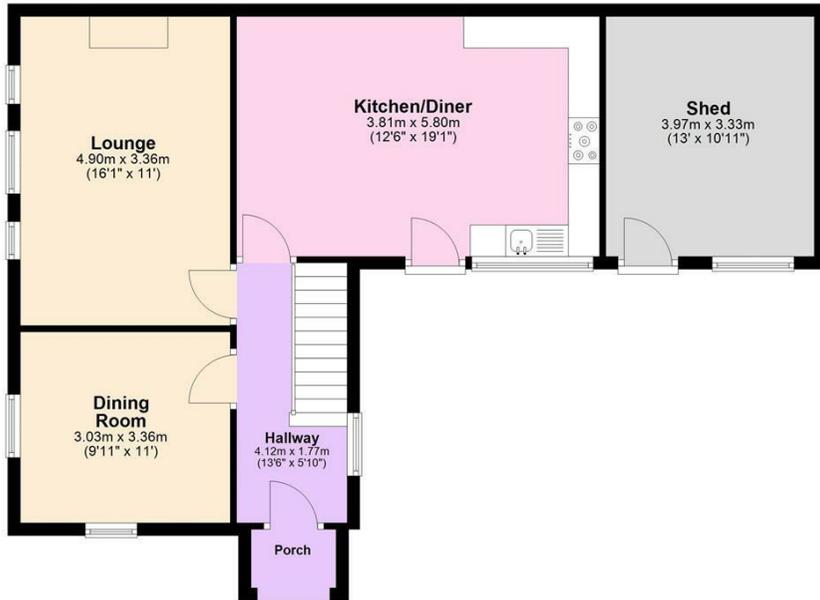
Local Authority: Stratford Upon Avon District Council
Council Tax Band: B

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Ground Floor

Approx. 72.1 sq. metres (776.4 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 114.4 sq. metres (1230.9 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			
(69-80) C			75
(55-68) D		58	
(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