



BARRACUDA RISE

SOUTHAM, CV47 1AU

£245,000
FREEHOLD

Situated on a popular estate in the sought-after market town of Southam, this well-presented two-bedroom terraced home offers spacious accommodation in a convenient location. With excellent transport links and a range of local amenities nearby, it is an ideal choice for first-time buyers, downsizers, or investors.

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- Well Presented • 2 Bedrooms • En Suite To Main Bedroom • Off Road Parking • Side Access • Close To Amenities • Great Transport Links • Enclosed Rear Garden • Guest WC



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Ground Floor:

-On entering the property, you are welcomed into an entrance hall, which provides access to all the rooms on the ground floor.

-The bright and spacious lounge/diner is located at the rear of the property, with French doors opening onto the rear garden and allowing plenty of natural light to fill the room.

-Located at the front of the property is the modern, fully fitted kitchen, complete with a range of wall and base units and integrated appliances, including a fridge, freezer, washing machine, dishwasher, electric oven and gas hob.

-The ground floor also benefits from an understairs storage cupboard and a convenient guest WC.

First Floor:

-The main bedroom is located at the rear of the property and is a generous double room, benefiting from fitted wardrobes and the added luxury of an en suite shower room.

-Bedroom two is a further generous double bedroom, located at the front of the property.

-The family bathroom is conveniently located between the two bedrooms and is fitted with a modern suite, comprising a bath,

wash hand basin and WC.

Garden, Exterior and Further Property Information:

-Outside, the property benefits from an enclosed rear garden, laid mainly to lawn with a patio area, providing an ideal space for al fresco dining and entertaining.

-This lovely home also benefits from gas central heating, double glazing throughout, and off-road parking for two vehicles.

-The property further benefits from a private alleyway, exclusively serving this home, which runs along the side and rear of the property. This provides convenient private access to the front of the house, ideal for moving bins and garden waste without passing through the property. The current owners also make excellent use of this space for additional storage.”

-Surrounded by the beautiful South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home offers the perfect blend of rural community living and everyday convenience.

Important Property Information:

Tenure: Freehold

Council Tax Band: C

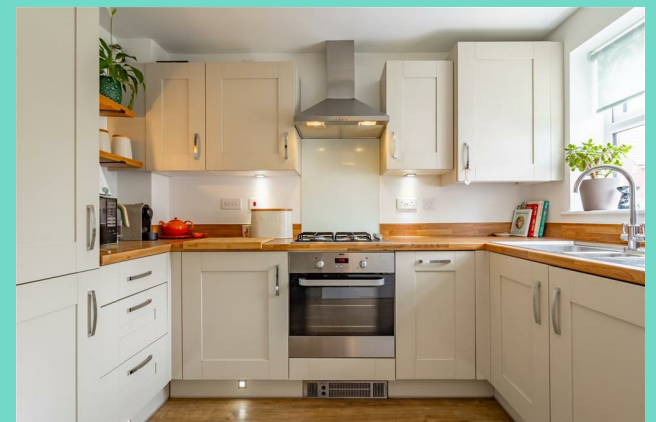
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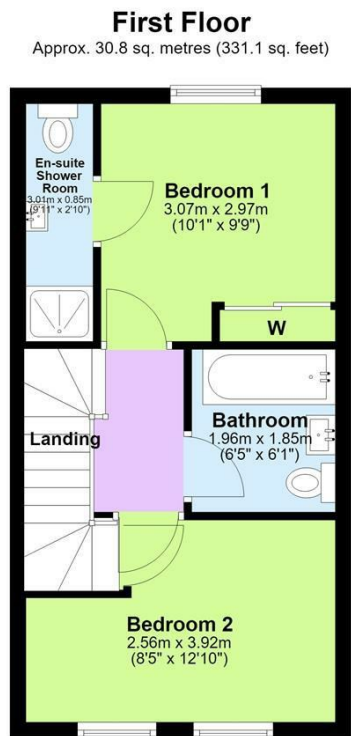
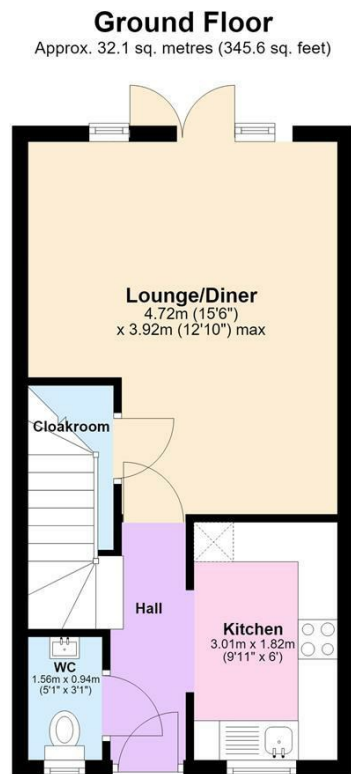
Local Authority: Stratford On Avon District Council

Maintenance Fee: Not currently being paid.



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Total area: approx. 62.9 sq. metres (676.7 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		98
(81-91) B	85	
(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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