



MOUNTFIELD GARDENS

SOUTHAM, CV47 1PJ

GUIDE PRICE £225,000
FREEHOLD

Tucked away in the heart of Southam, is this charming two-bedroom cottage. With versatility and potential throughout, this home has much to offer its next owners.

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Nestled in the heart of the highly sought-after market town of Southam on a quiet road, this beautifully updated two-bedroom cottage offers the perfect blend of charm, comfort, and convenience. Thoughtfully renovated throughout, the home is move-in ready and ideal for those looking to enjoy modern living in a characterful setting. Just a short walk from Southam's vibrant array of shops, cafes, and local amenities, this delightful property presents an exceptional opportunity for anyone seeking a cosy and welcoming home in a prime location.

Ground Floor:

-Upon entering, you're welcomed into a bright and inviting entrance hallway that provides access to all areas of the home.

-The fully fitted kitchen sits at the heart of the property and includes base units, a Belfast sink, an integrated electric oven and hob, space for freestanding white goods, and room for a breakfast table—perfect for casual dining or morning coffee.

-A convenient larder cupboard is located in the hallway adjacent to the kitchen, providing additional storage space.

-The lounge is positioned at the rear of the home, enjoying views over the garden and featuring a cosy log burner that adds warmth and character to the space.

-The downstairs accommodation includes a shower room finished with a modern suite, featuring a shower cubicle with a rainfall shower head and a heated towel rail.

First Floor:

-Upstairs features two double bedrooms, with one benefiting from a built-in storage cupboard for added convenience.

Garden & Exterior:

-The rear garden is low maintenance, mainly laid to gravel with foliage borders, and offers access to a walkway at the rear of the property.

-The property boasts a generous front garden, predominantly laid to lawn, offering a welcoming outdoor space. A charming shared brick pathway leads to the front door, complemented by a handy gardener's shed for storage.

-Additional benefits include off-road parking for two vehicles, electric heating, and double glazing throughout the property.

Important Property Information:

Tenure: Freehold

Council Tax Band: B

EPC: E

Local Authority: Stratford On Avon District Council





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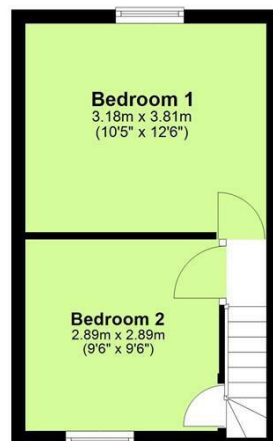
Ground Floor

Approx. 32.1 sq. metres (345.6 sq. feet)



First Floor

Approx. 22.8 sq. metres (245.0 sq. feet)



Total area: approx. 54.9 sq. metres (590.6 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		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	41	
(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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