



FLYING FIELDS ROAD

SOUTHAM, CV47 1GA

GUIDE PRICE £240,000
FREEHOLD

This very well presented two- bedroom terraced home is set at the heart of the desirable market town of Southam. With lots of local amenities and great road links nearby this house has lots to offer its next owners.

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- Two Bedrooms • Enclosed Garden • Garage • Off Road Parking • Great First Time Buy • Close To Amenities • Great Road Links Nearby



Set on the brow of the highly desirable market town of Southam, this well-presented two-bedroom terraced home offers both comfort and convenience. With a wealth of local amenities, excellent road links, and plenty of living space, it's a home that combines practicality with a great location.

Ground Floor:

-Upon entering the property, you are greeted by an entrance hall that provides access to all rooms within the home.

-At the front of the home sits the fully fitted kitchen, offering a range of wall and base units, an integrated electric oven with gas hob, and space for freestanding white goods.

-At the rear of the home, you'll find a spacious lounge overlooking the garden through patio doors, complete with a feature electric fireplace, making it the perfect spot to relax in the evening.

First Floor:

-The main bedroom is a generous double located at the rear of the home, complete with a built-in wardrobe.

-The second bedroom is a well-proportioned single, thoughtfully designed with fitted wardrobes, making it

perfect as a home office, nursery, or guest room.

-The family bathroom is conveniently located near both bedrooms and features a fully tiled suite, including a shower over the bath, heated towel rail, hand basin, and W/C.

Garden, Exterior and Further Property Information:

-Outside, the home benefits from an enclosed, low-maintenance rear garden, laid to both patio and lawn. It also offers convenient rear access for bins and garden waste.

-This charming home also features a single en bloc garage, two off-road parking spaces, gas central heating, and double glazing throughout.

Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band: B

EPC: C



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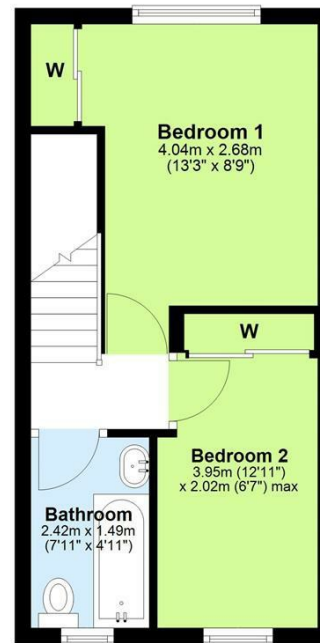
Ground Floor

Main area: approx. 27.3 sq. metres (294.2 sq. feet)
Plus garages, approx. 12.9 sq. metres (139.4 sq. feet)



First Floor

Approx. 27.4 sq. metres (294.9 sq. feet)



Main area: Approx. 54.7 sq. metres (589.1 sq. feet)
Plus garages, approx. 12.9 sq. metres (139.4 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		
(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	

85

72

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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