



MILL CLOSE

SOUTHAM, CV47 0LR

£235,000
FREEHOLD

Set in the highly sought-after market town of Southam, this spacious three-bedroom end-terrace home offers generous living accommodation and an excellent location close to a wide range of local amenities.

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Ground Floor:

-Upon entering the property, you are welcomed into a spacious entrance hallway with built-in storage, providing access to all principal rooms within the home.

-Stretching the full depth of the property, the bright and airy lounge/diner is flooded with natural light thanks to its dual-aspect windows. This generously sized room offers ample space for both separate living and dining areas, while a feature fireplace creates an attractive focal point.

-Located at the rear of the home overlooking the garden is the fully fitted kitchen, complete with a range of wall and base units, an integrated electric oven, and space for freestanding white goods. The kitchen also benefits from a built-in larder cupboard and conveniently provides direct access to the garden.

First Floor:

-Situated at the front of the home, the main bedroom offers generous double accommodation and is complete with built-in wardrobes.

-Bedroom two is a further double bedroom situated at the rear of the home, while bedroom three is a good-sized single room positioned at the front, making it ideal for use as a home office or nursery.

-The family bathroom is conveniently situated close to all bedrooms and is fitted with a white suite comprising a bath with shower over, hand basin, heated towel rail, and WC.

Garden, External and Further Property Information:

-Leading outside, the property is blessed with a substantial rear garden, laid mainly to lawn and offering the perfect opportunity for a keen gardener to add their own stamp. The garden also benefits from two patio areas, ideal for outdoor seating and entertaining, as well as a versatile brick-built outbuilding.

-This lovely home also benefits from gas central heating and double glazing throughout.

-Surrounded by the South Warwickshire countryside and with a wealth of amenities and excellent road links on its doorstep, this lovely home offers the perfect balance of rural and community living.

Important Property Information:

Tenure: Freehold

EPC: C

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

Probate: Granted

On street parking only

Disclaimer

It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

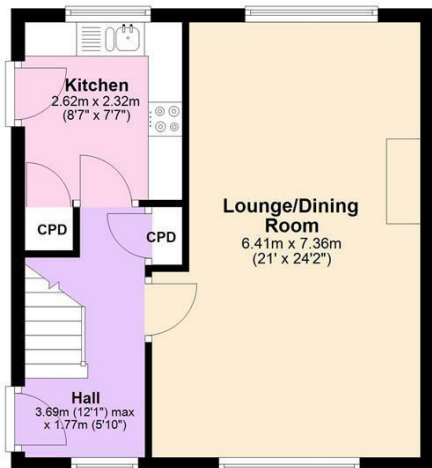
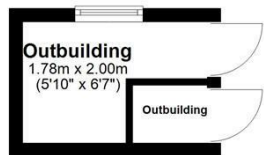
Viewing - Strictly by appointment only with the appointed agents Inside Homes.

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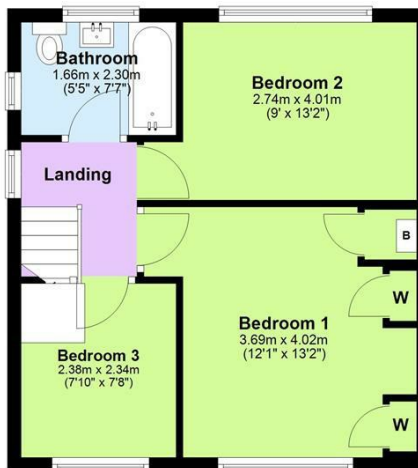
Ground Floor

Main area: approx. 46.7 sq. metres (502.4 sq. feet)
 Plus outbuildings, approx. 4.8 sq. metres (52.1 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.0 sq. feet)



Main area: Approx. 83.7 sq. metres (901.4 sq. feet)
 Plus outbuildings, approx. 4.8 sq. metres (52.1 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			
(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	

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