



FLINT CLOSE

SOUTHAM, CV47 0NH

GUIDE PRICE £325,000
FREEHOLD

Set on the outskirts of the highly sought-after market town of Southam, this beautifully presented three-bedroom semi-detached home offers both space and convenience. Just a short walk from excellent local amenities, the property boasts generous living accommodation throughout, making it an ideal choice for families or professionals alike. With its inviting layout and desirable location, this lovely home has plenty to offer its next owners.

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- 3 Bedrooms • En Suite To Main • Downstairs W/C • Driveway Parking • Well Presented • Close To Amenities • Kitchen/Diner • Enclosed Rear Garden



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Ground Floor:

-Upon entering, you are welcomed into a bright entrance hallway, which provides access to all principal rooms within the home.

-Situated at the front of the home is the bright and airy lounge, offering the perfect space to unwind and relax in the evening.

-To the rear of the home, overlooking the garden through French doors, is the modern kitchen/diner. This well-designed space features a range of matching wall and base units, along with integrated appliances including a fridge, freezer, washing machine, electric oven and hob. With ample room for a family dining table, it is the ideal spot for both everyday meals and entertaining.

-The ground floor accommodation is further enhanced by a spacious under-stairs storage cupboard and a convenient downstairs W/C.

First Floor:

-The main bedroom, located at the front of the home, is a generously sized double and benefits from the luxury of a modern en suite shower room, finished to a high standard that complements the rest of the property.

-Bedrooms two and three are located at the rear of the home. Bedroom two is a comfortable double, while bedroom three is a good-sized single, ideal as a home office or nursery.

-The family bathroom is conveniently positioned close to all bedrooms and features a modern tiled suite, complete with a shower over the bath, hand basin, W/C, and heated towel rail.

Garden, Exterior & Further Property Information:

-Leading from the home, the enclosed rear garden is mainly laid to lawn and features a generous patio area and a garden shed, offering the perfect spot for alfresco dining during the summer months and outdoor relaxation.

-Additional benefits of this lovely home include driveway parking, gas central heating, and double glazing throughout.

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

Important Property Information:

Tenure: Freehold

EPC: B

Council Tax Band: C

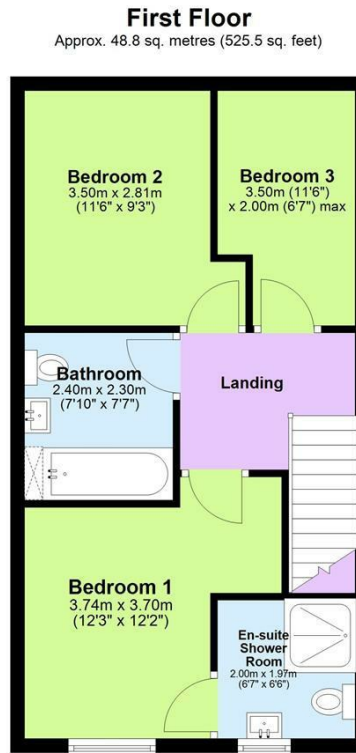
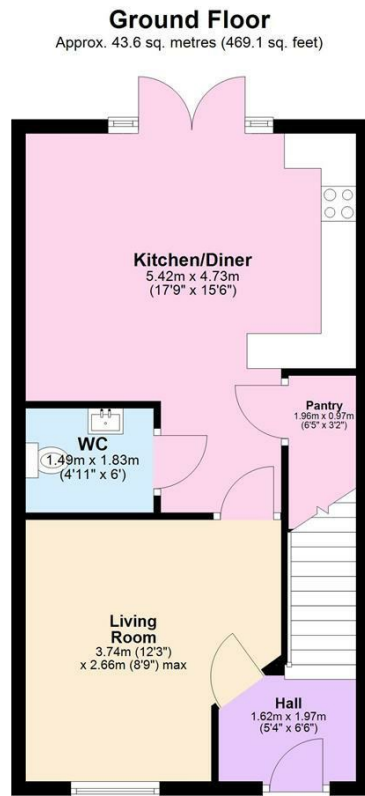
Local Authority: Stratford On Avon District Council

Maintenance Fee: £242.20 per annum



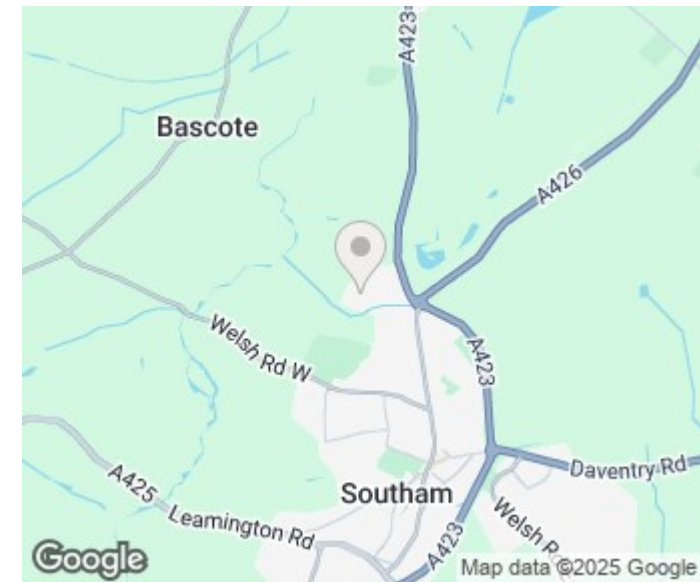
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Total area: approx. 92.4 sq. metres (994.6 sq. feet)

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		96
(81-91) B	84	
(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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