



## ST. WULSTAN WAY

SOUTHAM, CV47 1TT

GUIDE PRICE £295,000  
FREEHOLD

Located on a desirable cul-de-sac in the heart of the sought-after market town of Southam, this well-presented two-bedroom semi-detached bungalow offers comfort and convenience in equal measure.



## ST. WULSTAN WAY

- 2 Bedroom Bungalow • Garage • Off Road Parking • Lounge / Diner • Enclosed Garden • Cul De Sac
- Location • Conservatory • Close To Amenities • Great Road Links Nearby



Located on a desirable cul-de-sac in the heart of the sought-after market town of Southam, this well-presented two-bedroom semi-detached bungalow offers comfort and convenience in equal measure.

Just a short walk from local amenities, this charming home features generous living areas and a welcoming layout—perfect for those seeking a peaceful setting without sacrificing access to town life. With plenty of potential and a prime location, this property is ready to impress its next owners.

Upon entering the property, you are welcomed into an entrance porch that provides access to all areas of the home.

At the heart of the home is a bright and inviting open-plan lounge and dining area, filled with natural light from the large bay window at the front. The lounge exudes warmth and comfort, enhanced by a charming feature gas fire (disconnected), creating a truly cosy atmosphere. An archway leads through to the separate dining area—an ideal space for relaxed evening meals.

The kitchen is positioned at the front of the property and features a range of fitted wall and base units, offering ample storage and workspace. It comes fully equipped with an integrated electric oven, gas hob, and includes a freestanding fridge, freezer, and washing machine—providing everything needed for day-to-day living.

The main bedroom is situated at the rear of the property and is a generously sized double, complete with built-in wardrobes for convenient storage.

The second bedroom is a well-proportioned and versatile space, ideal for use as a guest room, home office, or hobby room. It also benefits from direct access to the conservatory

via patio doors—a peaceful retreat overlooking the rear garden, perfect for relaxing and enjoying the outdoor views.

The bathroom is ideally positioned close to both bedrooms and features a white-tiled suite, a shower-over-bath, and practical under-sink storage.

Stepping outside, the property boasts a private, enclosed rear garden—primarily laid to lawn—complemented by a small patio area and well-established floral and foliage borders, creating a peaceful outdoor space to relax or entertain.

This charming home also benefits from a lawned front garden, off-road parking, and a garage equipped with electricity. Additional features include gas central heating and double glazing throughout.

Nestled amid the picturesque South Warwickshire countryside and with a wealth of local amenities just moments away, this delightful home offers the perfect blend of tranquil rural living and convenient community access.

Tenure: Freehold

Council Tax Band: C

Local Authority: Stratford On Avon District Council

EPC: TBC

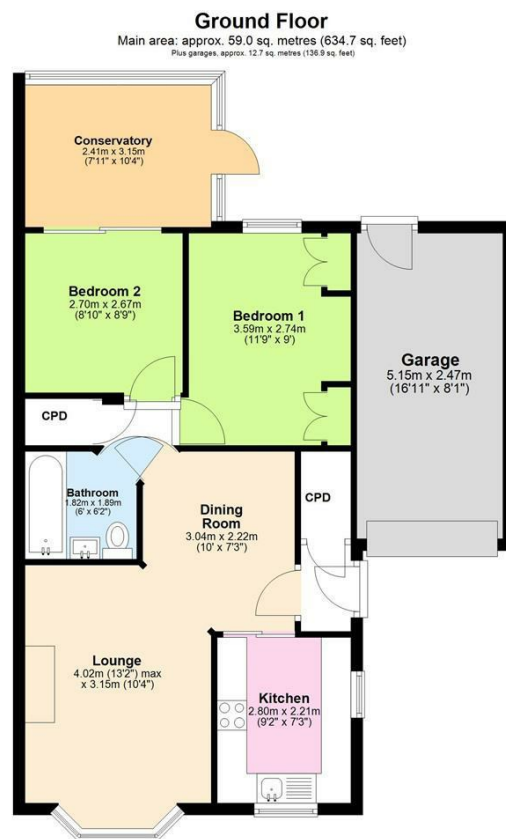




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Main area: Approx. 59.0 sq. metres (634.7 sq. feet)  
Plus garages, approx. 12.7 sq. metres (136.9 sq. feet)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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