



ENVOY RISE

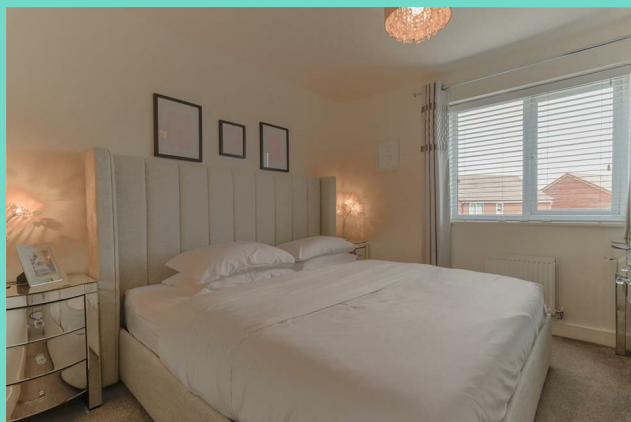
SOUTHAM, CV47 1AX

OFFERS IN THE REGION OF FREEHOLD

Set at the heart of the desirable Flying Fields estate in Southam, is this beautifully presented two-bedroom semi-detached home. Finished to a high standard and with a great amount of space throughout, this lovely property has much to offer its next owners.

ENVOY RISE

- 2 Double Bedrooms • Off Road Parking • En Suite • Downstairs W/C • Perfect First Time Buy • Close To Amenities • Well Presented • Enclosed Rear Garden • Lounge/Diner • Good Road Links Nearby



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Upon entering the property, you are welcomed into the entrance hallway that leads to all other rooms within the home.

At the front of the home, you will find the fully fitted and modern kitchen. This bright and airy space is finished with a range of wall and base units and is complete with an integrated gas hob, electric oven, washing machine, dishwasher and fridge/freezer.

Leading through towards the rear of the home you will find the lounge/diner that is flooded with natural light thanks to the French doors that overlook the rear garden and is complete with a sizeable storage cupboard. This room offers the perfect spot to relax of an evening and provides ample space for a separate living and dining area.

The first floor also comprises of a downstairs w/c.

Upstairs briefly comprises of two bedrooms and a family bathroom.

The main bedroom is located at the rear of the home, is a generously sized double room that overlooks the rear

garden and also offers the luxury of a modern tiled, en suite shower room.

Bedroom two is located at the front of the home and is a further good sized double room that benefits from built in wardrobes.

The family bathroom is conveniently located between both bedrooms and is fitted with a modern tiled suite in keeping with the rest of the home and is inclusive of a shower over the bath.

Leading outside, this attractive property is laid mainly to lawn with a patio area making it the perfect spot for alfresco dining and entertaining guests in the summer months.

This well cared for home also benefits from off road parking for two vehicles, gas central heating and double glazing throughout.

Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this home offers rural community living at its finest.

Tenure: Freehold

Maintenance Fee: £163.36 per annum

Local Authority: Stratford On Avon District Council

Council Tax Band: C

EPC: B

Disclaimer

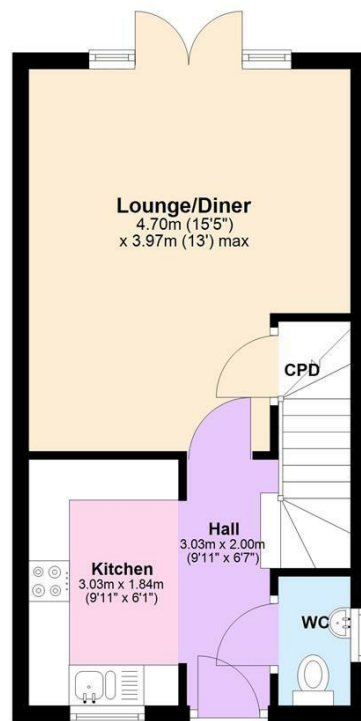


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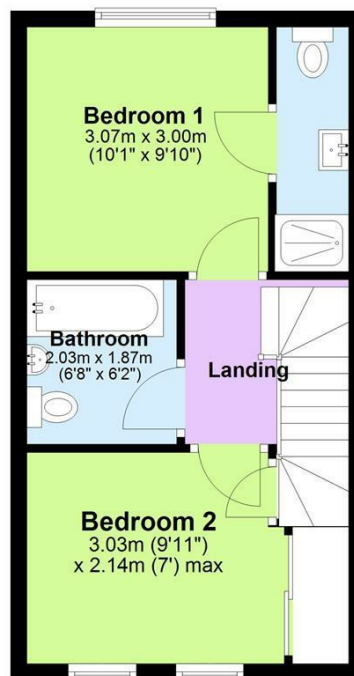
Ground Floor

Approx. 31.1 sq. metres (334.5 sq. feet)



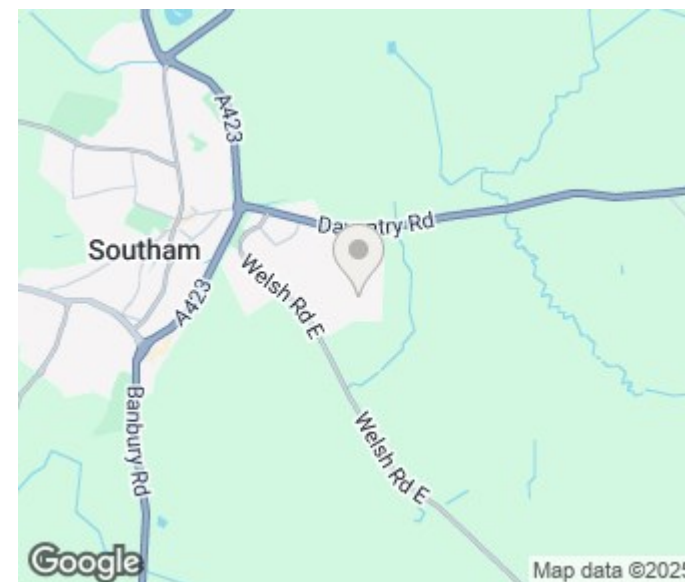
First Floor

Approx. 29.0 sq. metres (312.7 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		97
(81-91) B	83	
(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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