



WATERGALL CLOSE

SOUTHAM, CV47 1GG

GUIDE PRICE £235,000
FREEHOLD

Set on the edge of the highly sought-after market town of Southam, this well-positioned two-bedroom terraced home offers an ideal opportunity for its next owners. Boasting excellent local amenities within easy reach, as well as fantastic road links for commuters, this property combines convenience with comfortable living.

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- 2 Bedrooms • En Suite To Main • Enclosed Rear Garden • Off Road Parking • Close To Amenities • Good Road Links Nearby • Sought After Location • Great First Time Buy



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Ground Floor:

-Upon entering, you are greeted by a welcoming entrance hallway that provides access to all areas of the home.

-Located at the front of the home, the kitchen is fitted with a range of wall and base units, complete with an integrated fridge, oven, and gas hob, as well as space for freestanding appliances and a breakfast table.

-Moving through the home, you come to the bright and airy lounge, which is filled with natural light thanks to the patio doors leading into the conservatory and is finished with a gas fireplace.

-At the rear of the home, the versatile conservatory enjoys views over the garden and provides direct access to the outdoor space.

First Floor:

-Located at the front of the home is a generously sized double bedroom, complete with its own en suite shower room.

-Bedroom two is a well-proportioned single room, situated at the rear of the home and benefiting from a fitted airing cupboard. This versatile space would also lend itself perfectly to a home office or nursery.

-Conveniently positioned close to both bedrooms, the bathroom is fitted with a tiled suite, offering both practicality and style.

Garden, Exterior & Further Property Information:

-Outside, the home benefits from an enclosed rear garden, predominantly laid to lawn, with a patio area, brick-built BBQ, and a gardener's shed.

-This lovely home is ready for its next owners to make their own and benefits from off-road parking for two vehicles, gas central heating, and double glazing throughout.

-Surrounded by the beautiful South Warwickshire countryside and with plenty of local amenities nearby, it offers the charm of rural community living.

Further Property Information:

Tenure: Freehold

EPC: C

Council Tax Band: C

Local Authority: Stratford On Avon District Council

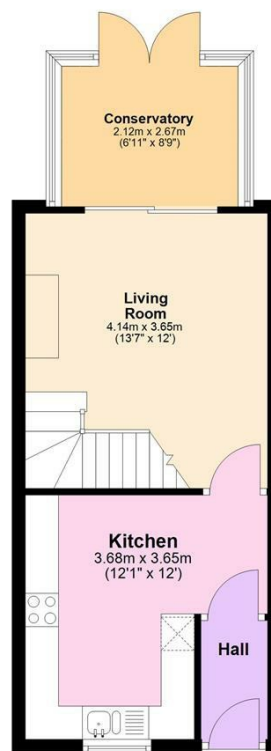


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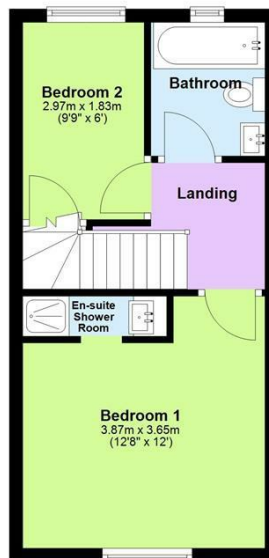
Ground Floor

Approx. 34.8 sq. metres (374.8 sq. feet)



First Floor

Approx. 29.6 sq. metres (319.0 sq. feet)



Total area: approx. 64.5 sq. metres (693.8 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		86
(81-91) B		
(69-80) C	72	
(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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