



## LITTLE TRACE AVENUE

SOUTHAM, CV47 0ND

GUIDE PRICE £350,000  
FREEHOLD

Set on the outskirts of the highly desirable market town of Southam, this immaculately presented three-bedroom, three-storey home offers generous living space and excellent access to local amenities, making it an ideal home for its next owners.

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- 3 Bedrooms • Close To Amenities • En Suite To Main Bedroom • Downstairs WC • Immaculately Presented • Off Road Parking • Great Road Links Nearby



## Ground Floor:

-Upon entering the property, you are welcomed into an entrance hallway providing access to all principal rooms within the home.

-At the heart of the home is a spacious kitchen/diner, fully fitted with a range of wall and base units and complete with integrated dishwasher, washing machine, fridge/freezer, electric oven, and hob. The kitchen also offers ample space for a family dining table.

-To the rear of the home is a stunning lounge, flooded with natural light through French doors overlooking the manicured garden.

-The ground floor accommodation also benefits from a WC.

## First Floor:

-The first-floor accommodation briefly comprises two bedrooms and a family bathroom.

-Bedroom two is a generous double room located at the rear of the home and benefits from fitted wardrobes. Bedroom three is located at the front of the home and is a large single room, currently used as a nursery but also ideal as a home office.

-Conveniently situated between bedrooms two and three is the modern family bathroom, finished to a high standard in keeping with the rest of the home. The space comprises a shower over the bath, heated towel rail, hand basin, and WC.

## Second Floor:

-The top floor is dedicated to the main bedroom and en-suite

shower room. This fantastic-sized double room is a real showstopper, offering ample fitted wardrobe space and benefiting from a modern en-suite shower room complete with a shower cubicle and heated towel rail.

## Garden, Exterior & Further Property Information:

-Leading outside, this lovely home benefits from a well-maintained, low-maintenance rear garden. The garden is laid mainly to lawn and patio, with a decked seating area and established raised borders. This enclosed space is ideal for entertaining and al fresco dining.

-This beautiful family home also benefits from off-road parking for two cars, gas central heating, and double glazing throughout.

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

## Important Property Information:

Tenure: Freehold

Local Authority: Stratford On Avon District Council

Council Tax Band:

EPC: B

Maintenance Fee: £311.10 per annum



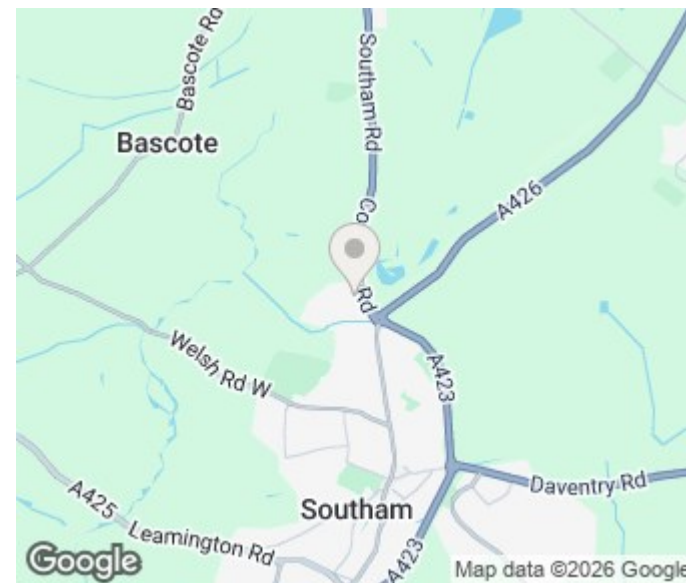
## LITTLE TRACE AVENUE



23 Little Trace Avenue, Southam, CV47 0ND  
 Main House Approx. Gross Internal Area:- 101.42 sq.m. 1092 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐☐ Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</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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