



HOLYWELL DRIVE

SOUTHAM, CV47 2PA

GUIDE PRICE £275,000
FREEHOLD

Set on a desirable estate within the village of Temple Herdewyke, this well-presented two-bedroom semi-detached home offers generous accommodation throughout. With a wealth of local amenities and excellent road links on its doorstep, this lovely home has much to offer its next owners.

HOLYWELL DRIVE

- Immaculately Presented • Two Double Bedrooms • Close To Amenities • Great Road Links • Versatile Garden Office • Guest W/C • Off Road Parking



Set on a desirable estate within the village of Temple Herdewyke, this well-presented two-bedroom semi-detached home offers generous accommodation throughout. With a wealth of local amenities and excellent road links on its doorstep, this lovely home has much to offer its next owners.

Ground Floor:

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

-Located at the rear of the home is the bright and airy lounge, which is flooded with natural light thanks to French doors overlooking the rear garden. This spacious room also benefits from an understairs storage cupboard and offers the perfect spot to relax in the evening.

-Situated at the front of the home is the modern, fully fitted kitchen, complete with a range of wall and base units and finished with an integrated oven, gas hob, fridge/freezer, and dishwasher. The kitchen is open plan with the living area, offering a contemporary feel, and is complete with a breakfast bar.

-The downstairs accommodation also benefits from a guest WC.

First Floor:

-Located at the rear of the home is the principal bedroom that offers generous double accommodation.

-At the front of the home is bedroom two, a further well-proportioned double room offering generous accommodation.

-The family bathroom is conveniently located between both bedrooms and is finished with a modern tiled suite, in keeping with the rest of the home, comprising a bath with shower over, hand basin, WC, and heated towel rail.

Garden, Exterior & Further Property Information:

-Leading outside, the home is blessed with an enclosed and landscaped rear garden, offering the perfect haven for relaxation during the summer months. The garden also benefits from a purpose-built, versatile garden office, complete with heating and air conditioning.

-This lovely home also benefits from off-road parking for two vehicles, gas central heating, double glazing throughout, and fibre internet.

Important Property Information:

Tenure: Freehold

EPC: C

Council Tax Band: C

Local Authority: Warwick County Council

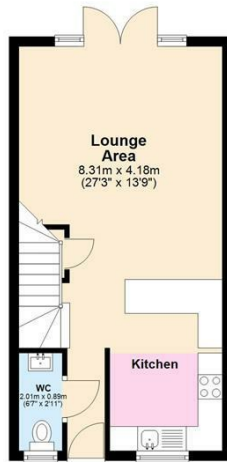
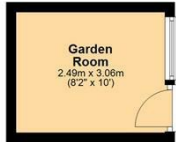
Management fee: £200 per annum

HOLYWELL DRIVE



Ground Floor

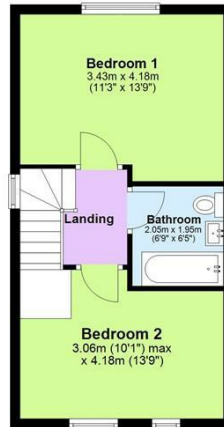
Main area: approx. 34.5 sq. metres (371.0 sq. feet)
 Plus outbuildings: approx. 7.6 sq. metres (81.9 sq. feet)



Main area: Approx. 69.3 sq. metres (746.3 sq. feet)
 Plus outbuildings: approx. 7.6 sq. metres (81.9 sq. feet)

First Floor

Approx. 34.9 sq. metres (375.3 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			89
(81-91) B			
(69-80) C		74	
(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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