

KINGFISHER DRIVE, SOUTHAM CV47 2TT



AN ATTRACTIVE THREE BEDROOM SEMI DETACHED HOUSE BENEFITING FROM COUNTRYSIDE VIEWS.

- THREE BEDROOM SEMI DETACHED
 - DRIVEWAY
 - GARDEN
 - COUNTRYSIDE VIEWS
- LINKS TO THE FOOTBALL GROUND
 - SITTING ROOM
 - KITCHEN/DINER/UTILITY AREA
 - CLOAKROOM
 - BATHROOM

3 BEDROOMS

£324,995

Nestled in the tranquil surroundings of Kingfisher Drive, Southam, this spacious and modern three-bedroom semi-detached house offers an ideal family home. The property boasts three generously sized double bedrooms, one of which features a convenient en-suite bathroom, ensuring comfort and privacy for all residents.

The house is in good condition throughout, making it ready for you to move in without the need for immediate renovations. The well-designed layout provides ample living space, perfect for both relaxation and entertaining.

One of the standout features of this property is the driveway, providing off-road parking for your convenience. Additionally, the house is situated in a quiet residential area, allowing you to enjoy the peace and serenity of countryside views right from your home.

This delightful property is perfect for those seeking a blend of modern living and a picturesque setting. Don't miss the opportunity to make this charming house your new home.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

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Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

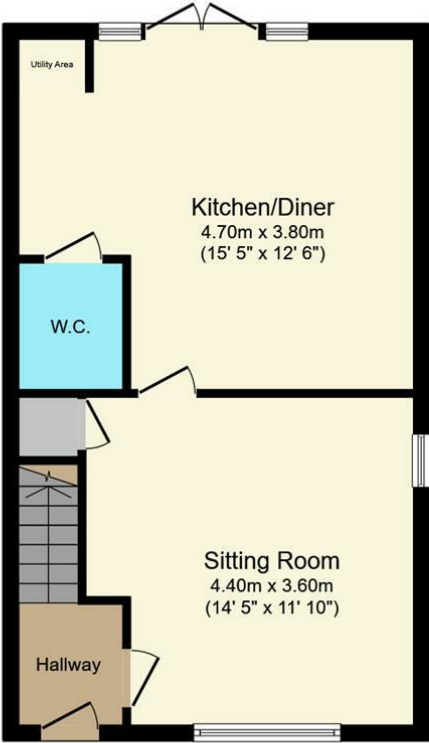
Strictly by appointment through Hawkesford on 01926 438123





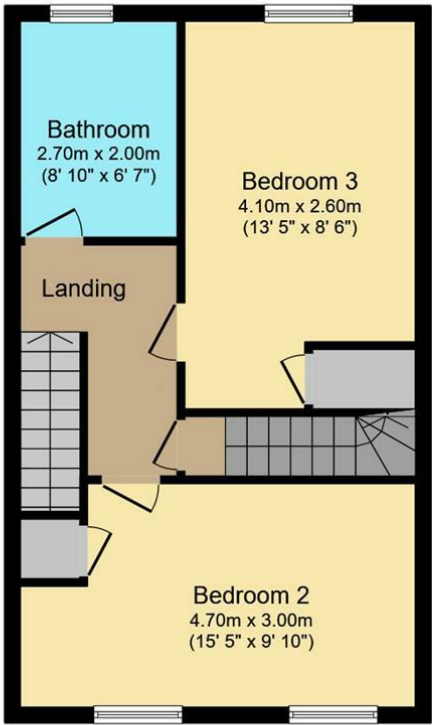






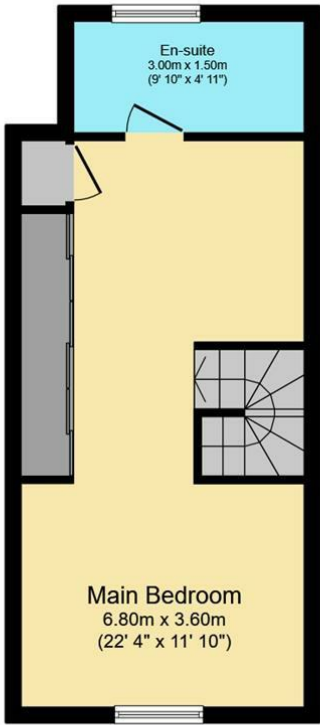
Ground Floor

Floor area 48.8 sq.m. (525 sq.ft.)



First Floor

Floor area 48.8 sq.m. (525 sq.ft.)



Second Floor

Floor area 33.8 sq.m. (364 sq.ft.)

Total floor area: 131.3 sq.m. (1,414 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

