



# THE FURROWS, SOUTHAM CV47 1TA



- · Semi detached House
  - Modern Kitchen
  - Modern Bathroom
- Two double bedrooms
  - Parking for 2/3 cars
- Restrictions: No sharers, No pets
  - Available: 20th August 2022
    - EPC: 69 (C)

2 BEDROOMS £1,100 PCM

### \*\*\*\*NEW PHOTOS TO FOLLOW\*\*\*\*

Situated in this popular market town of Southam and within walking distance of the main shops.

Spacious 2 bedroom property with private garden, modern bathroom and kitchen with appliances. Attractive lounge dining room, with feature fire place & two generous double bedrooms, one with built in storage.

Available 02 July 2025

#### **Entrance Porch**

Front door leading into a small entrance porch

# Living Room 19'5" x 18'4" (5.93 x 5.61)

Open plan room with staircase leading to the first floor. Windows to the front & side elevation. Fireplace. Understairs storage cupboard

# Kitchen 11'8" x 6'10" (3.58 x 2.09)

With window and door to the rear elevation. Fitted with floor and walls, free standing gas oven, washing machine and fridge.

#### **Stairs**

Leading up to the first floor

### Bedroom One 9'8" x 9'5" (2.97 x 2.88)

A double bedroom with window to the rear elevation. Built-in wardrobe, drawers and shelving

#### **Bathroom**

Fitted with a white suite to comprise; bath with shower over, pedestal wash hand basin, low level wc. Medicine cabinet over sink. Obscure glazed window to the side elevation.

# Bedroom Two 8'4" x 11'9" (2.56 x 3.60)

A double bedroom with window to the front elevation. Built-in airing cupboard

# Outside

To the front; parking for at least two car to the front.

To the rear; paved patio area, leading to lawned area then further area to the top of the garden which is decked.

## **Lettings Disclaimer**

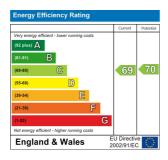
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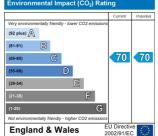
# **Holding Deposit**

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)









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