

THE FURROWS, SOUTHAM CV47 1TA



- **Two Bedroom House**
- **Courtyard Garden**
- **Within walking distance of the town**
- **Single garage and parking space**
- **One double, one single bedroom**
 - **Available: Immediately**
 - **EPC: D**
- **Council Tax Band - B**

2 BEDROOMS

£995 PCM

Hawkesford are delighted to offer this charming Two Bedroom House, situated within walking distance of Southam Town Centre.

This well presented property offers a fitted kitchen with whitegoods including 3/4 size fridge freezer, washing machine, oven and gas hob and walled and base units for storage. Bright and airy reception room/ dining area leads to the landscaped courtyard garden to the rear. The first floor offers one double bedroom and one single bedroom.

With added the benefit of driveway parking for one car and a single garage.

Available from the 9th February 2026.

Lounge 15'11" x 9'3" (4.87 x 2.83)

Measurements to widest point. Window to the front elevation. Door and window to the garden. Feature fireplace with gas fire.

Kitchen 8'10" x 6'0" (2.70 x 1.84)

Window overlooking the garden. Fitted with floor and wall units, 1 1/2 bowl sink unit, gas boiler, fridge/freezer, electric oven with gas hob and extractor fan over and washing machine.

Under stairs storage cupboard

Stairs and landing

Airing cupboard and doors to bathroom and bedrooms

Bedroom One 9'5" x 12'0" (2.89 x 3.68)

Measurements to the widest point. Window to the side elevation.

Bathroom

White suite with comprise; low level wc, pedestal wash hand basin, bath with shower over.

Bedroom Two 6'8" x 6'10" (2.05 x 2.10)

Window to the front elevation. Built-in overstairs cupboard with hanging rails.

Garden

Mainly paved patio with borders. Rotatory line and gate to side.

Garage

With up and over door. Parking spaces in front

Agency Fee

The Agency Fee is £200.00 for an individual and £325.00 for a joint tenancy (£125.00 for each additional). The Information for the tenants will give you details of all the proofs and addresses required and how to complete the application form. The tenants will be charged an exit (check out) fee at the end of the tenancy. The fee is listed on the Tenancy Agreement. Once we are in receipt of both the form and Agency Fee we will then consider the property let subject to satisfactory references.

GENERAL INFORMATION LETTINGS

To secure this property you will need to complete Reference Application Forms, available from the Leamington office or from our website. These need to be completed and submitted with the Agency Fee and you will be required to bring your passport (for all UK and Non UK residents) for us to copy. SUBMISSION OF THE AGENCY FEE DOES NOT CONSTITUTE A HOLDING DEPOSIT.

Lettings Disclaimer

Whilst we endeavour to make our 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 landlord 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 before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings 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.

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. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

Tax Band

Council Tax Band "B" from Stratford District Council

