

WATERGALL CLOSE, SOUTHAM CV47 1GG



**A WELL PRESENTED TWO BEDROOM MID TERRACE PROPERTY.
REPRESENTING THE IDEAL FIRST TIME BUY OR INVESTMENT.**

- QUIET CUL-DE-SAC
- OFF ROAD PARKING FOR 2 CARS
- ENTRANCE HALLWAY
 - KITCHEN/DINER
 - LOUNGE
- TWO BEDROOMS
- MODERN BATHROOM
- PRIVATE REAR GARDEN

2 BEDROOMS

OFFERS OVER £230,000

Set on the outskirts of the highly desirable market town of Southam is this spacious two-bedroom mid-terraced home. Close to local amenities and nicely finished throughout, this lovely home has much to offer its next owners.

Upon entering the property, you are welcomed into an entrance hallway that leads into the spacious Kitchen/Diner and further on is the cosy sitting room.

At the front of the property, you will find a spacious kitchen/diner. This lovely room is fully fitted with a range of wall and base units and is complete with ample under counter space for white goods.

There is also plenty of room for a family dining table making it a great space for family dining or entertaining.

Leading through to the rear of the home is the sitting room that has patio doors leading into the private rear garden area.

The upstairs accommodation comprises of two bedrooms and a family bathroom.

The main bedroom is located at the front of the home and is a generously sized double room and has a built in wardrobe area.

The second bedroom is located at the rear of the house. This room further benefits from a fitted storage cupboard.

The bathroom is conveniently located between both bedrooms, is fully fitted with a modern, tiled suite and is inclusive of a newly fitted walk-in shower cubicle and under sink storage.

Outside you will find the enclosed rear garden that is laid mainly to lawn that is complete with a decking area. This genuine haven offers the perfect space for al fresco dining and entertaining guests, whilst also benefitting from rear access and a gardeners shed.

The house also benefits from double glazing throughout, off road parking for two vehicles and gas central heating.

This in our opinion is the ideal first time purchase.

Front

The property is located nicely towards the back of the cul-de-sac and has two allocated car spaces.

Entrance 6'0"x.6'6" (1.84x.02)

With light point and leading into the Kitchen Diner area.

Lounge 13'5" x 12'0" (4.10 x 3.66)

A cosy setting that has the access to the first floor, light point to ceiling, radiator and doors leading through to the garden.

Kitchen Diner 12'0" x 6'6" (3.66 x 2.00)

Spacious kitchen that is fully fitted with a range of wall and base units and is complete with ample under counter space for white goods. There is also plenty of room for a family dining table making it a great space for family dining or entertaining.

First Floor

The first floor stairs lead to two bedrooms and a bathroom.

Bedroom One 12'0" x 12'0" (3.66 x 3.66)

A lovely sized double bedroom that benefits from a double glazed window to the front aspect, light point, radiator and a walk in wardrobe space.

Bedroom Two 9'8" x 6'0" (2.97 x 1.83)

Benefiting from a double glazed window to the rear aspect, light point and a radiator.

Bathroom 7'2" x 5'8" (2.19 x 1.73)

The bathroom is conveniently located between both bedrooms, is fully fitted with a modern, tiled suite and is inclusive of a newly fitted walk-in shower cubicle and under sink storage.

Garden

A good sized garden, laid mostly to lawn.

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.

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

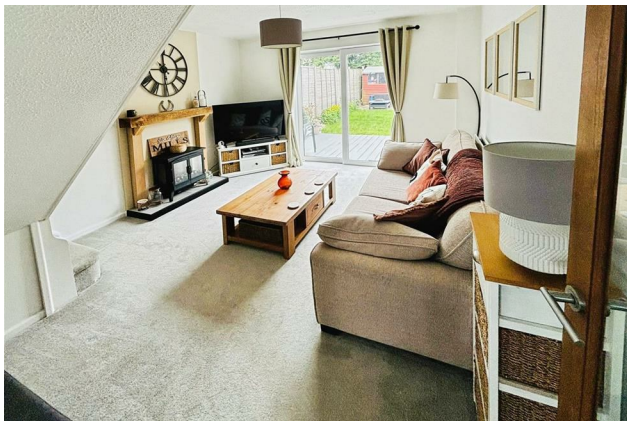
The Council Tax Band is C.

Tenure

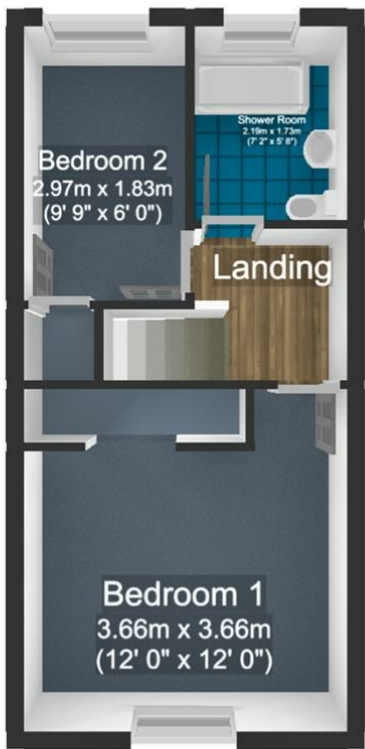
We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123



Ground Floor
Floor area 29.2 sq.m. (314 sq.ft.)



First Floor
Floor area 29.2 sq.m. (314 sq.ft.)

Total floor area: 58.4 sq.m. (628 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	85

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

www.hawkesford.co.uk t: 01926 411 480 f: # e: warwick@hawkesford.co.uk