

BANBURY ROAD, SOUTHAM CV47 1HJ



A CHARMING 1930S SEMI DETACHED HOUSE WITH PLANNING PERMISSION TO EXTEND.

- NO CHAIN
- 1930s SEMI DETACHED HOUSE ON LARGE PLOT
- PLANNING PERMISSION TO EXTEND
 - DRIVEWAY
 - GARAGE
 - GARDEN
- TWO DOUBLE BEDROOMS
- BATHROOM
- LOUNGE
- BREAKFAST KITCHEN AND UTILITY

2 BEDROOMS

OFFERS OVER £325,000

Nestled on the charming Banbury Road in Southam, this delightful 1930s semi-detached house offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this property is ideal for first-time buyers, small families, or those looking to downsize.

The home boasts a spacious plot size, providing ample outdoor space for gardening, entertaining, or simply enjoying the fresh air. The property is offered with no onward chain, ensuring a smooth and hassle-free purchase process.

One of the standout features of this residence is the existing planning permission, which is currently in date, allowing for further extension. This presents a fantastic opportunity for buyers to personalise and expand the home to suit their needs, making it a truly versatile option in a sought-after area.

Located in a popular neighbourhood, this property is well-positioned for local amenities, schools, and transport links, making it an excellent choice for those seeking convenience and community.

In summary, this semi-detached character property on Banbury Road is a rare find, combining charm, space, and potential in a desirable location. Don't miss the chance to make this house your home.

Front

Spacious front with a private gate, allowing for access to the driveway.

Entrance Hallway

First floor stairs access, access into the lounge area, with a light point and radiator.

Lounge 12'6" x 9'6" (3.82 x 2.91)

Benefiting from a double glazed window to the front elevation, light point to ceiling, fireplace and radiator.

Kitchen/Dining 16'10" x 16'7" (5.15 x 5.08)

Breakfast kitchen area benefiting from a log burner fire, radiator, light point and space for dining room table and chairs. The kitchen has space for a dishwasher, built in oven, space for white goods. With double glazed windows to the side and rear aspect and useful under stair larder.

Utility 9'6" x 4'3" (2.90 x 1.32)

With further space for all white goods, sink, double glazed window, light point, radiator and access through to the downstairs WC/Cloakroom.

WC 5'3" x 4'3" (1.61 x 1.31)

With WC, sink, light point and a radiator.

First Floor

Bedroom One 16'11" x 7'2" (5.17 x 2.19)

Benefiting from a double glazed window to the front elevation, light point to ceiling and a radiator.

Bedroom Two 11'4" x 8'5" (3.46 x 2.58)

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

Bathroom 8'5" x 8'1" (2.57 x 2.48)

Benefiting from a separate walk in shower and standalone bath, light point, radiator, sink, WC and a double glazed window to the rear aspect.

Garden

A perfect sized garden which has a lovely initial courtyard garden and then laid to lawn.

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

Tenure

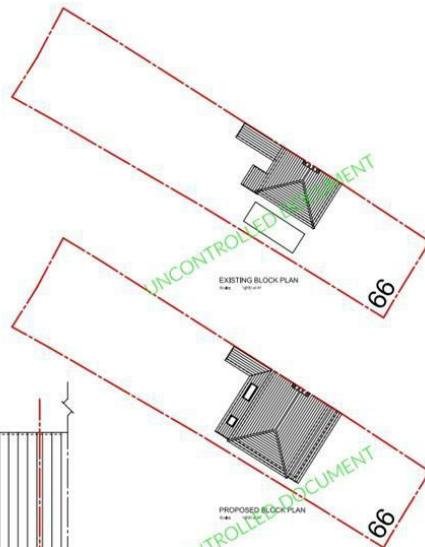
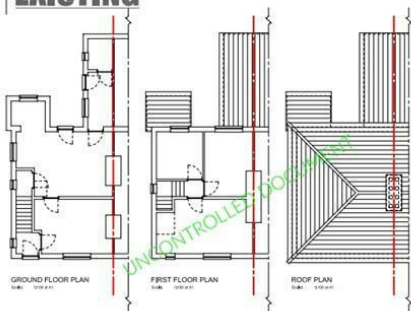
We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

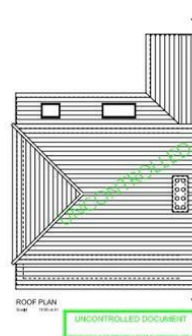
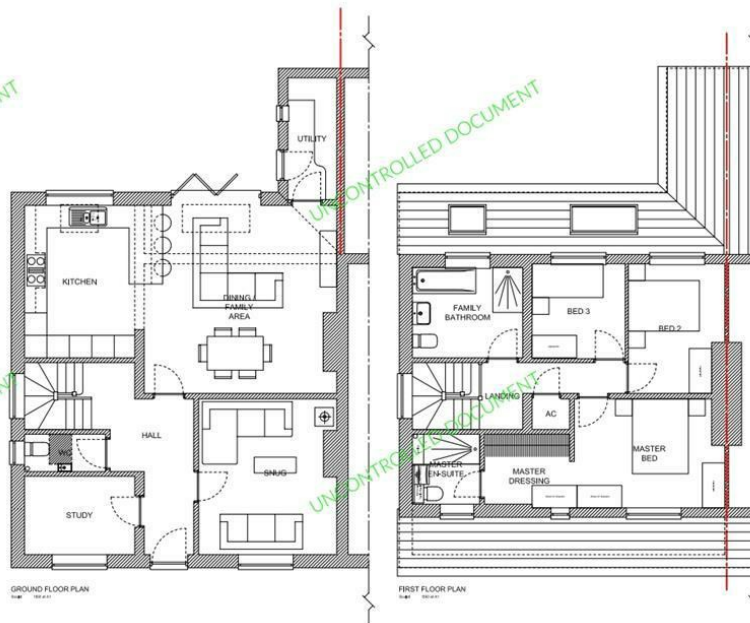
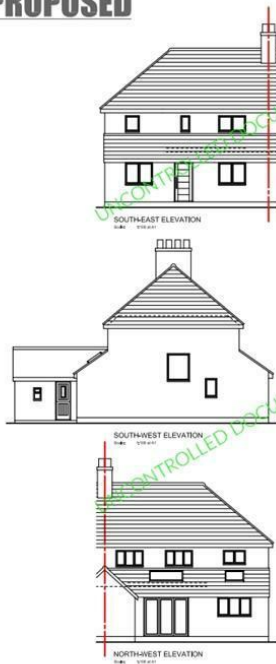
Strictly by appointment through Hawkesford on 01926 438123



EXISTING



PROPOSED



Mr & Mrs Hargreaves
66 Barbury Road
Southam
Warwickshire CV47 1HU

OUTLINE DESIGN
EXISTING & PROPOSED BLOCK PLANS,
PLANS & ELEVATIONS

Scale: 1/50 (Ground Floor), 1/100 (First Floor), 1/200 (Roof Plan)

661 - 001

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 | | |
| | | 84 |
| | | 59 |

England & Wales
EU Directive
2002/91/EC

Environmental Impact (CO₂) 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
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