

WATERGALL CLOSE, SOUTHAM CV47 1GG



A WELL PRESENTED TWO BEDROOM MID TERRACE PROPERTY WITH TWO ALLOCATED PARKING SPACES.

- **Two Bedroom Terraced House**
 - **Breakfast Kitchen**
 - **Living Room**
 - **Conservatory**
- **Two Allocated Parking Spaces**
 - **Front and Rear Garden**
 - **No Chain**
 - **Bathroom**

2 BEDROOMS

PRICE GUIDE £230,000

Hawkesford are delighted to market this no chain, two bedroom terraced house located within a quiet Cul-de-sac location.

Briefly comprising of an Entrance Hall, Kitchen Diner, Living Room and Conservatory. Upstairs there are Two Bedrooms and a Family Bathroom. The main bedroom has a shower and sink. Front and rear garden and two parking spaces.

Southam offers a variety of shops, pubs and cafes, a weekly market and monthly farmer's market. Other amenities include a post office, banks, doctors, dentists, a well-equipped Leisure Centre and other activity and sports clubs.

Ideally situated between Coventry & Banbury with easy access to Leamington Spa, Warwick, Stratford upon Avon, Gaydon, Daventry and Rugby. You will also find Southam has a regular bus service, access to the major road networks including the M40, M6 & M1, and mainline railway links into Birmingham and London via Leamington and Warwick stations.

Kitchen 12'0" x 12'9" (3.66 x 3.89)

The modern fitted kitchen has been updated to host integrated appliances such as cooker, fridge freezer and gas hob. With space for dining room table and chairs transforming the space for use as a breakfast room, a space for an evening meal or for nibbles when entertaining. The kitchen offers plenty of room for a small family or couple alike.

Living Room 12'0" x 13'5" (3.66 x 4.09)

Set to the rear of the property the living room is a cosy and inviting space, with feature fireplace it really is the ideal room to enjoy a late night movie. The stairs lead up to the first floor and there is a sliding UPVC door to the conservatory. The patio door allows plenty of light.

Conservatory 10'0" x 7'9" (3.056 x 2.384)

Just off of the living room, the conservatory adds addition and beneficial ground floor space, this could be utilized as a separate dining space or somewhere to enjoy a book. The french doors which open out to the garden really do transform this space and with windows all around captures plenty of natural light.

Bedroom One 10'0" x 10'0" (3.05 x 3.05)

At the top of the stairs bedroom one can be located, with wardrobe space offered and a handy shower and sink, bedroom one makes use of the space available with practicality and convenience.

Bedroom Two 6'2" x 9'8" (1.88 x 2.95)

The second bedroom offers space for a single bed, fitted wardrobes means the room benefits from additional storage.

Bathroom 6'11" x 5'7" (2.11 x 1.71)

Good size family bathroom with shower over bath, wash basin and toilet.

Garden

The garden has a patio area but is mostly laid to lawn. The shed provides practical storage space for lawn mower or old tins of paint and a gate can be found along with access to rear of the property, ideal for bringing items round to the garden such as plants or garden furnishings.

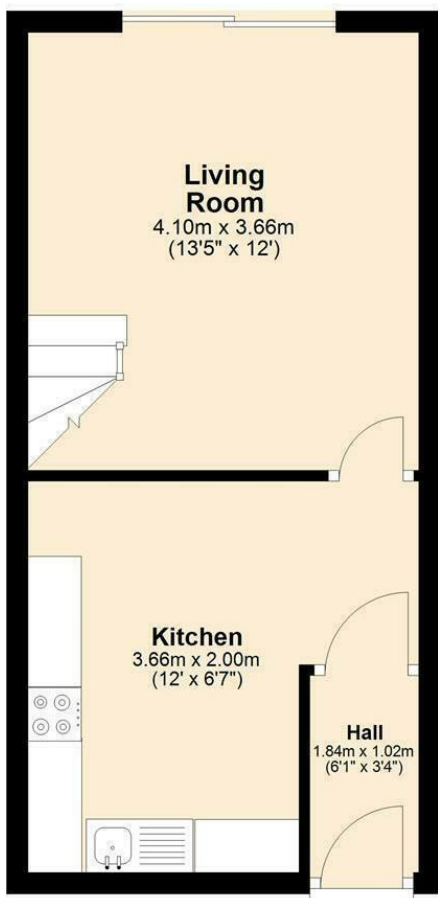
Council Tax

We understand the property to be in Band C



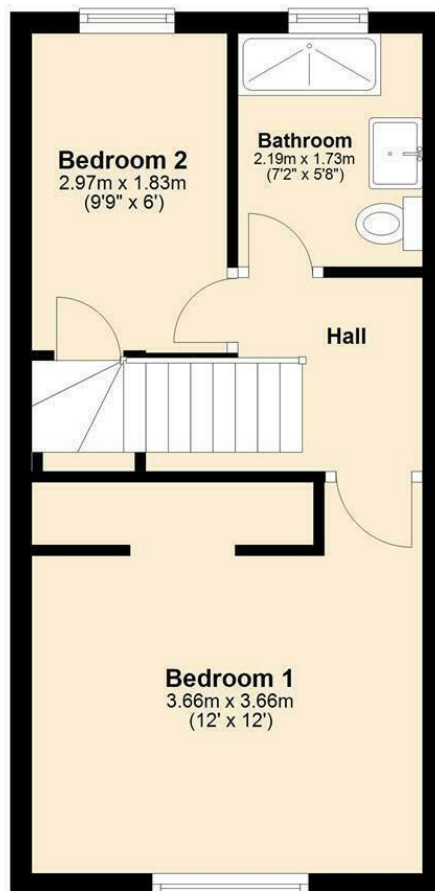
Ground Floor

Approx. 28.8 sq. metres (309.6 sq. feet)

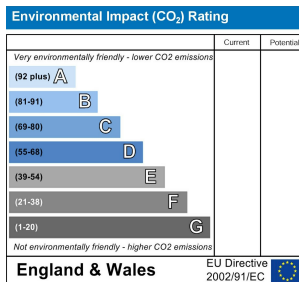
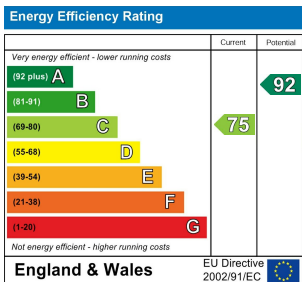


First Floor

Approx. 28.7 sq. metres (309.2 sq. feet)



Total area: approx. 57.5 sq. metres (618.8 sq. feet)



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