



Banbury Road, Southam

*Distinctive
Collection*





Banbury Road

Southam, CV47 1HJ

Price guide €400,000

Nestled on the picturesque Banbury Road in Southam, this charming three-bedroom detached house is a delightful blend of character and modern living. With no onward chain, this property presents a wonderful opportunity for those seeking a tranquil home in a serene setting.

As you approach the house, you will be greeted by a superb plot that boasts beautiful front and back gardens, offering ample green space for relaxation and outdoor activities. The gardens are perfect for gardening enthusiasts or families looking to enjoy the fresh air. The property also features a large driveway and a garage, providing convenient parking and additional storage options.

Inside, the house comprises one inviting reception room, ideal for entertaining guests or enjoying quiet evenings with family. The three well-proportioned bedrooms offer comfortable living spaces, while the two bathrooms ensure convenience for all residents.

Situated in a secluded and quiet spot, this property allows for peaceful living while still being within easy reach of local amenities. The character of the house adds to its charm, making it a perfect choice for those who appreciate unique features and a warm atmosphere.

This delightful home on Banbury Road is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to settle down in a lovely community, this house is sure to impress. Do not miss the chance to make it your own.













The Property

Entrance Hall

Living Area

22'3" x 11'2"

Windows to front, side and rear. With archway, feature fireplace, built-in cupboard, door to the garden and door to inner hallway,

Inner Hallway

Understairs storage.

Ground floor WC

With white suite of low level w.c. and wash hand basin.

Kitchen

8'3" x 10'7"

With electric oven, fridge/freezer, window to rear, door to the utility, open archway to:

Dining Room

13'2" x 9'4"

Window to the front and door to the entrance hall

Utility Room

7'11" x 5'4"

With washing machine and boiler, door to the garden and personal door to the garage.

Garage

With up and over door, light and power

Master bedroom

11'2" x 10'2"

With window to the front.

En Suite Shower Room

Fitted with a white suite to comprise; shower cubicle, w.c. and wash hand basin.

Bedroom Two

12'11" x 9'2" at the narrowest point

With window to the front and stairs bulkhead.

Bedroom Three

8'6" x 5'7"

With window to the rear.

Bathroom

With white suite comprising wash hand basin, low level w.c., bath with shower over.

Outside

To the front: with gravel driveway providing parking for several cars. Access to the garage. Lawned area with hedges to the sides and front.

To the rear: Enclosed rear garden with borders containing shrubs and garden shed.

Council Tax

The Council tax is a band "C" from Stratford District Council.

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

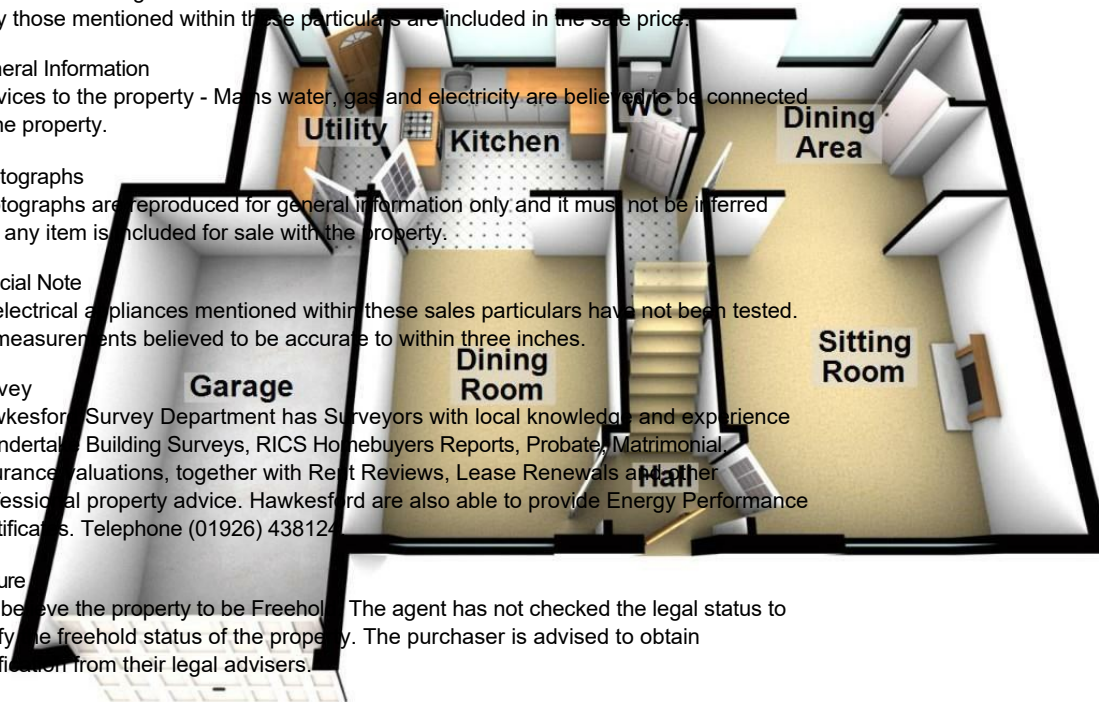
Tenure

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.

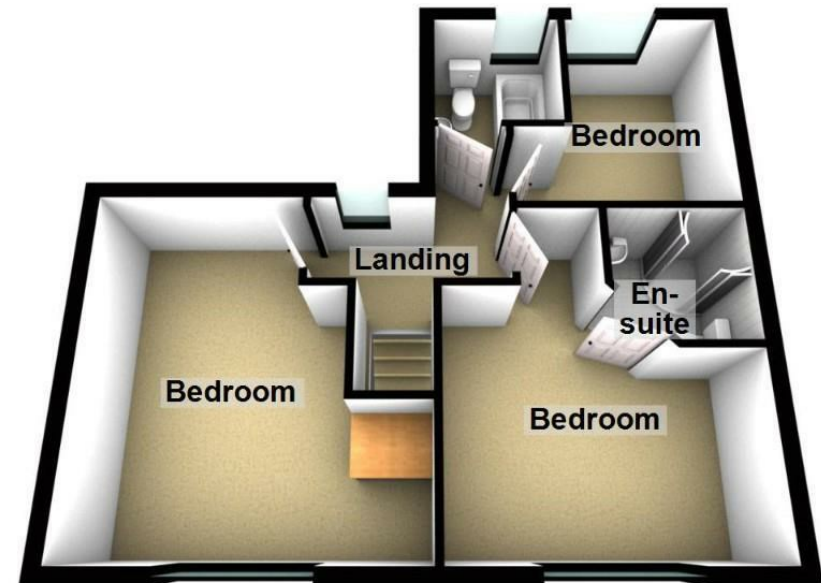
Viewings

Strictly by appointment through Hawkesford on 01926 438123

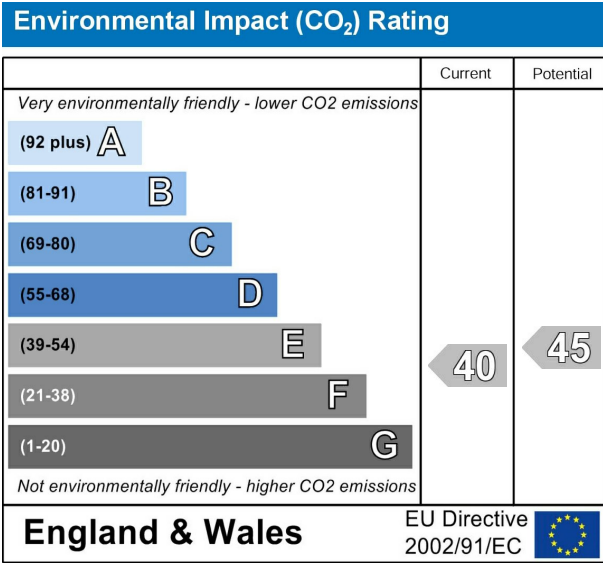
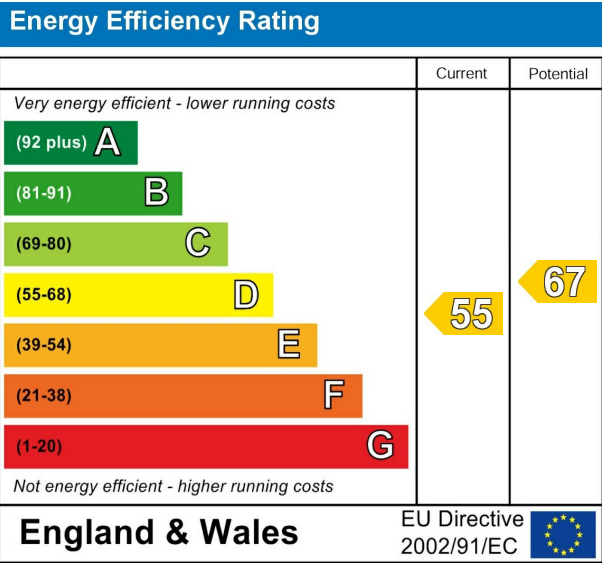
Ground Floor



First Floor



Total area: approx. 102.8 sq. metres (1107.0 sq. feet)



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