

Peter Clarke

IN ASSOCIATION WITH

Winkworth



Holly Cottage 3 Berry Lane, Southam, Warwickshire, CV47 1HA

- Village location
- Two Bedrooms
- Modern Fitted Kitchen
- Spacious Living Room
- Downstairs Cloakroom
- Bathroom
- To let on an unfurnished basis
- Sorry no smokers. Holding deposit £230.77
- PREVIOUS MARKETING IMAGES HAVE BEEN USED
- AVAILABLE DECEMBER 2026



£1,000 PCM

MANAGED BY PETER CLARKE IN ASSOCIATION WITH WINKWORTH. A well presented, two double bedroom , mid terrace cottage located in the popular market town of Southam. Having well proportioned internal accommodation briefly comprising, entrance hall with under stairs storage, guest W.C, modern fitted kitchen, spacious living/dining room, two first floor double bedrooms (both having built in storage) and a family bathroom. Outside the property has a lawned rear garden with gated rear access. PREVIOUS MARKETING IMAGES HAVE BEEN USED.

To let on a part furnished basis | Sorry no smokers | Holding Deposit £230.77
AVAILABLE DECEMBER 2026

ENTRANCE HALL

13'11" x 6'0"

Having Stairs rising to the first floor landing and a useful under stairs storage area, this spacious hall gives way to the living room, kitchen and Guest W.C.

KITCHEN

8'0" x 7'0"

A modern fitted kitchen having a front facing double glazed window, integrated oven with gas counter top mounted hob, over head extractor and built in fridge and freezer. In addition there is a free standing washing machine and inset sink and drainer.

LIVING ROOM

15'2" x 13'0"

This spacious room has a rear facing double glazed window and French doors, giving views and access to the lawned rear garden and a centrally mounted feature fireplace.

GUEST W.C

Having a low level W.C and Wash hand basin, with tiling to splash back areas.

LANDING

The Landing gives way to both bedrooms and family bathroom

MASTER BEDROOM

12'0" x 9'10"

The well sized main bedroom has two front facing double glazed windows and houses the airing cupboard. In addition there are two built in storage wardrobes.

FAMILY BATHROOM

6'10" x 6'2"

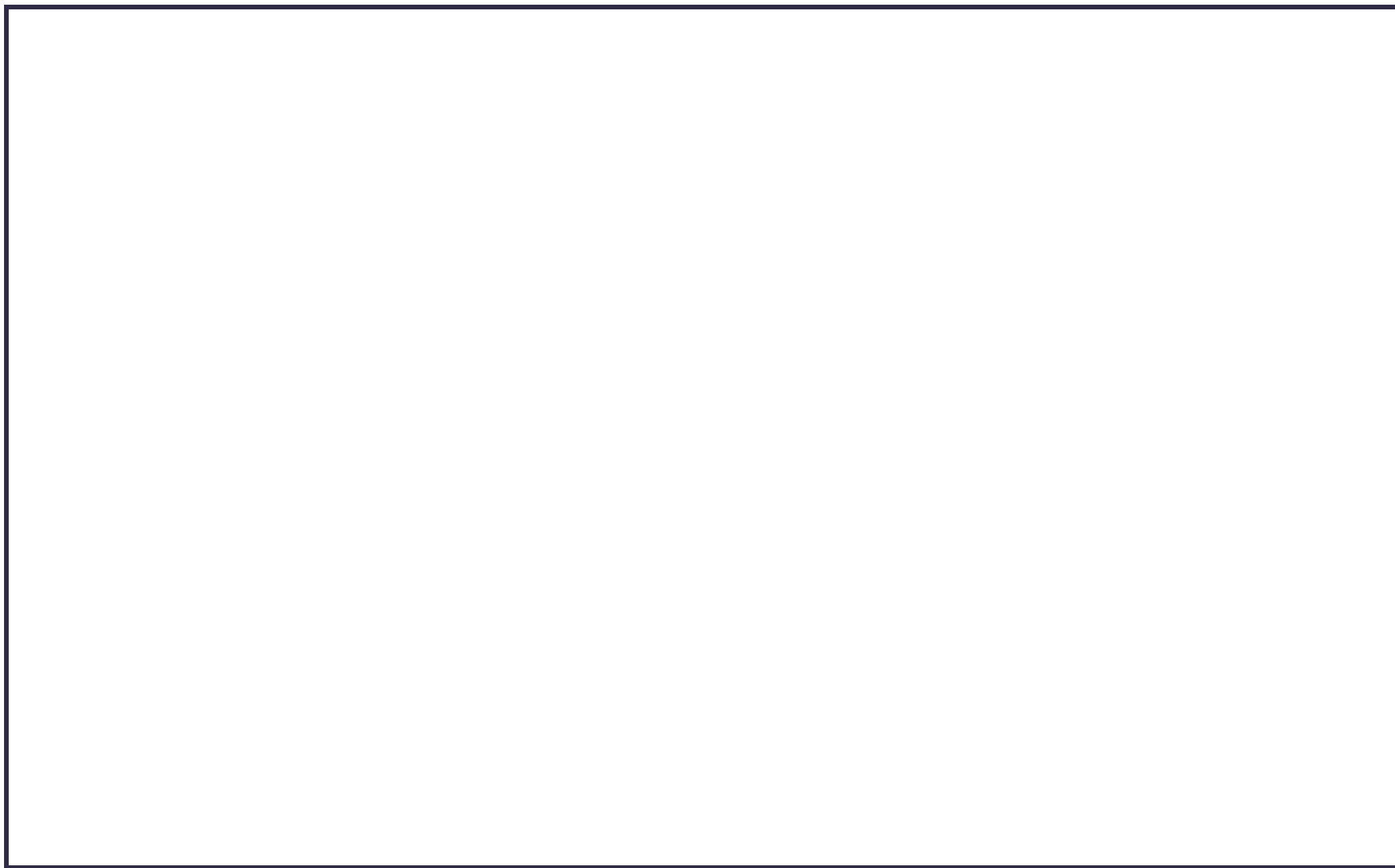
A well presented three piece suite with low level W.C, pedestal wash hand basin and paneled bath with mains fed shower over, having a fixed glass screen and tiling to splash back areas.

BEDROOM TWO

8'8" x 9'10"

Another well proportioned room, again benefitting from built in wardrobes and having rear facing double glazed windows over looking the rear garden.



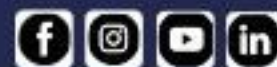




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AN ASSOCIATE OF

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