



**14, Raleigh Avenue, Temple Herdewyke,
Southam, CV47 2PG**

An ideal first time buyer opportunity to acquire a well appointed, modern, semi-detached property providing spacious two bedroomed accommodation in highly regarded village location.

**Price Guide
£275,000**



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Raleigh Avenue

Is situated approximately 12 miles to the south of the town centre, being convenient for a number of other work centres including Southam, Warwick and convenient for access to the M40 motorway. The village contains some amenities including local school, shops and a variety of recreational facilities including nearby Avon Dasset Park.

ehB Residential are pleased to offer 14 Raleigh Avenue, Temple Herdewyke, which is an ideal first time buyer opportunity to acquire a modern, semi-detached, originally constructed by Mulberry Homes, some three years ago to provide gas centrally heated and sealed unit double glazed two bedroomed accommodation. The property is particularly well sited at the head of the cul-de-sac with pleasant open front aspect and includes a well fitted open plan living/kitchen, ground floor cloakroom/WC and landscaped garden, and has been maintained from new by the present owners to an excellent standard throughout. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Ground Floor

With composite glazed panelled entrance door leads to the...

Entrance Hall

With attractive Amtico flooring, which extends throughout the ground floor of the property.

Cloakroom/WC

With wash hand basin, tiled splashback, mixer tap, low flush WC, radiator.

Well Fitted Kitchen

16'9" max x 13'9" (5.11m max x 4.19m)

With extensive range of attractive base cupboard and drawer units with complementary rolled edge work surfaces and returns, also incorporating peninsular breakfast bar, built-in oven and four ring hob unit, with glazed splashback, extractor hood over, plumbing for automatic washing machine and dishwasher, built-in fridge freezer, gas fired central heating boiler and programmer, single drainer one and a half bowl stainless steel sink unit with mixer tap, staircase off with balustrade with understairs cupboard and further cloaks cupboard. Open to the...

Lounge

13'9" x 12'3" (4.19m x 3.73m)

With two radiators, twin French doors with side panels overlooking rear garden, TV point.

Stairs and Landing

With side window, balustrade, access to roof space, downlighters.

Bedroom

13'10" x 8'8" (4.22m x 2.64m)

With double built-in wardrobe, hanging rail, shelf, radiator, pleasant open aspect.



Bedroom

13'10" x 9'3" (4.22m x 2.82m)

With part panelled wall feature, triple built-in wardrobe with hanging rail, shelf, radiator.

Bathroom/WC

6'9" x 6'4" (2.06m x 1.93m)

With white suite comprising panel bath, pedestal basin, low flush WC, mixer tap with shower attachment and shower screen, tiled splashbacks, shower area, heated towel rail, coved ceiling, downlighters.

Outside (Front)

The property occupies a pleasant position at the head of this established cul-de-sac, with gravelled forecourt to the front of the property and open aspect, with drive providing triple off road car parking leads to the...

Outside (Rear)

Good sized landscaped rear garden, with paved patio, shaped lawn, bounded by close boarded fencing, timber garden shed.

Mobile Phone Coverage

Good outdoor signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability

Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc, as may exist over the same whether mentioned herein or not.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

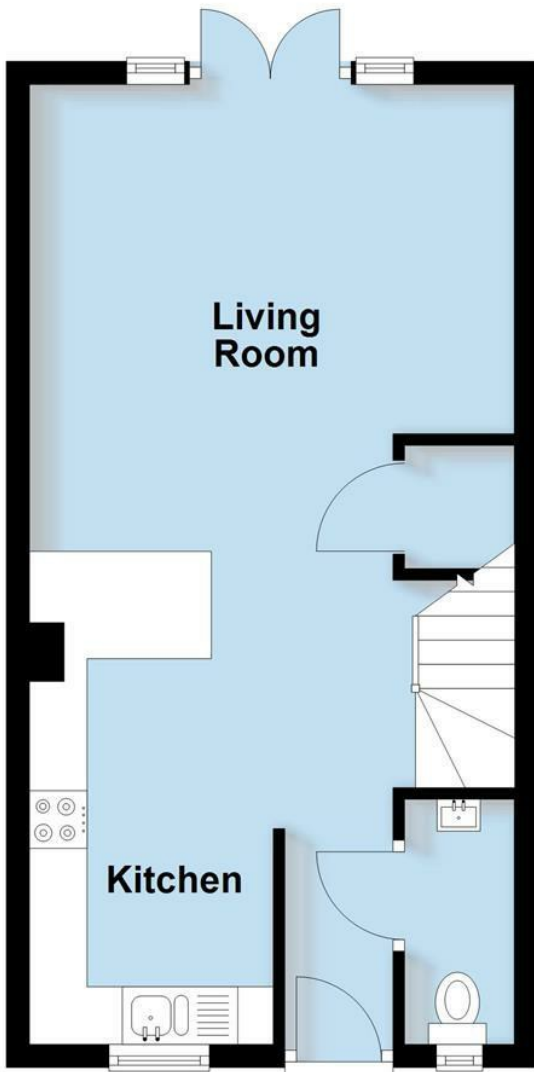
Council Tax Band C.

Location

CV47 2PG

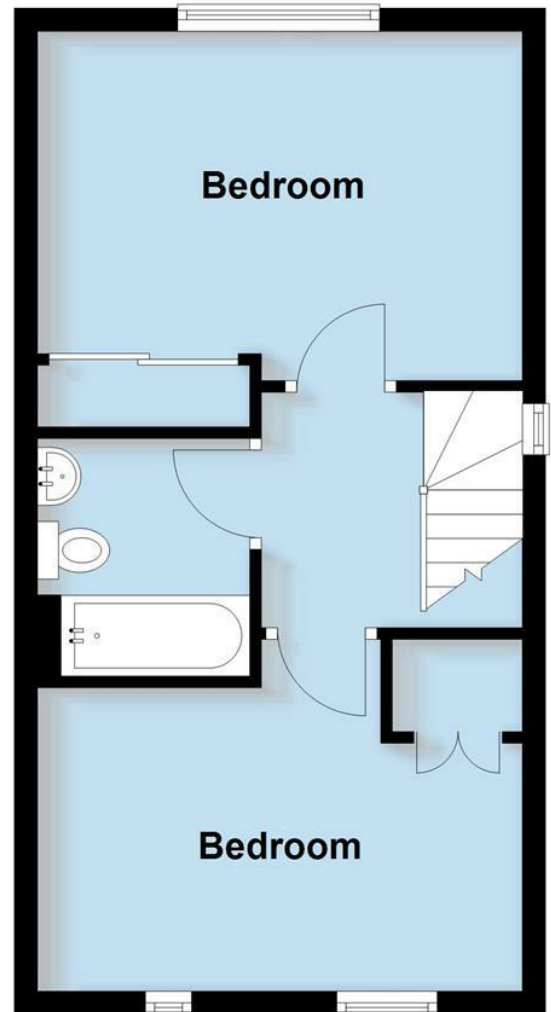
Ground Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



First Floor

Approx. 34.9 sq. metres (376.1 sq. feet)



Total area: approx. 69.9 sq. metres (752.3 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	74	
(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	

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