

RED LION CLOSE, SOUTHAM CV47 1GP



A DELIGHTFUL, WELL PRESENTED TWO BEDROOM BUNGALOW OFFERING OFF-STREET PARKING, A PRIVATE AND ENCLOSED REAR GARDEN AND SITUATED IN THE CENTRE OF SOUTHAM.

- Detached Bungalow
- Parking For Two Vehicles
- Sought After Location
 - Conservatory
 - Breakfast Kitchen
 - Two Bedrooms
- Low Maintenance Rear Garden
 - No Chain

2 BEDROOMS

PRICE GUIDE £285,000

For sale we have this well presented two bedroom detached bungalow, conveniently located in a quiet cul de sac in the heart of Southam. The property would appeal to those who no longer wish to drive, as the amenities are within walking distance, or those who enjoy traveling, as the low maintenance garden and driveway parking, make it an idea lock up and leave home.

The bungalow is in good order throughout and has been well maintained by the the only owner in the bungalows history, although some refurbishment would rejuvenate this lovely home.

The large sitting room, together with the conservatory offer plenty of space to entertain in and the breakfast kitchen provides room for a small dining table.

Both the bedrooms and shower room benefit from being light and spacious, and there is the option of reestablishing a guest wc, which was removed to create a small utility space. To the front there is off road parking for two cars side by side and the private rear garden make this bungalow very appealing.

Viewings are strongly recommended.

Property in brief. Breakfast Kitchen, Spacious Sitting Room, Conservatory, Shower Room, Double and Single Bedrooms, Low Maintenance Rear Garden, Off Road Parking for Two Cars.

Southam offers a variety of shops, pubs and cafes, a weekly 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.

Details in Full.

Frontage

A private road leads up to the property, with paved off road parking for two cars, a timber shed and bin store. Immediately in front of the property there is a small low maintenance front garden with decorative stones and a paved path that leads up to the front door and side access gate.

Entrance Hall

Having carpet to floor, a radiator, light point and access to loft void to ceiling. The loft is boarded and has a loft ladder. There are two storage cupboards, one of which is currently used as a utility area but used to be a guest wc and retains the plumbing if someone wants to convert is back.

Breakfast Kitchen 11'5" x 7'9" (3.481 x 2.364)

A breakfast kitchen with a range of wall and base units, space and plumbing for a washing machine, space for an under counter fridge, integrated electric oven, two ring Bosch electric hob set into the work surface with an extractor hood above, one and a half bowl sink into work surface with tiled backsplash, window to rear elevation, obscure glazed door which gives access outside, a radiator, carpet to floor and light point to ceiling. The Worcester combi boiler is also housed in here which is approximately 5 years old and is regularly serviced.

Sitting Room 15'2" x 10'7" (4.635 x 3.251)

This generous sized room has carpet to floor, four wall mounted light points, a radiator, an electric fire with stone surround and mantel and large sliding patio doors giving access to the conservatory.

Conservatory 9'9" x 11'1" (2.972 x 3.396)

This lovely room has windows to side and rear elevations, double patio doors that give access to rear garden, laminate flooring, two wall mounted light points, a central ceiling fan and an electric radiator.

Bedroom One 11'7" x 10'7" (3.534 x 3.245)

A good sized double bedroom located at the front of the property with built in wardrobe, deep sill bay window to front elevation, carpet to floor, light point to ceiling and radiator.

Bedroom Two 7'9" x 10'6" (2.367 x 3.222)

A large single bedroom located at the front of the property with a deep sill window to front elevation, light point to ceiling, carpet to floor and a radiator.

Shower Room 5'11" x 6'2" (1.819 x 1.891)

Tiled Shower room floor to ceiling, deep sill windows double glazed to side elevation, vanity wash and basin, flush wc, walk in shower cubicle with an electric tritan shower, radiator, recessed spotlights to ceiling and a wall mounted light point with a shade socket.

Rear Garden

Stepping out from the the kitchen there is canopy above the door offering protection from the elements. A paved path leads to the rear garden, which is also paved with a decorative stone border and there is also a second timber shed.

Tax Band

The Council Tax Band is D

Viewings

Strictly by appointment through Hawkesford on 01926 438123

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

There is also an annual charge of £13 per annum which goes towards the street lighting.

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.

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.

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.

Photography

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Free Market Appraisal

Considering Selling or Letting your property? For a FREE Market Appraisal on a No Sale, No Fee basis contact 01926 811848.

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.











Total area: approx. 69.6 sq. metres (749.5 sq. feet)

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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) 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 2002/91/EC		