

THE FURROWS, SOUTHAM CV47 1TA



- **Semi detached House**
 - **Modern Kitchen**
 - **Modern Bathroom**
- **Two double bedrooms**
 - **Parking for 2/3 cars**
- **Restrictions: No sharers, No pets**
- **Available: November 2025**
 - **EPC: 69 (C)**

2 BEDROOMS

£1,100 PCM

****NEW PHOTOS TO FOLLOW****

Situated in this popular market town of Southam and within walking distance of the main shops.

Spacious 2 bedroom property with private garden, modern bathroom and kitchen with appliances. Attractive lounge dining room , with feature fire place & two generous double bedrooms, one with built in storage.

Available 02 July 2025

Entrance Porch

Front door leading into a small entrance porch

Living Room 19'5" x 18'4" (5.93 x 5.61)

Open plan room with staircase leading to the first floor. Windows to the front & side elevation. Fireplace. Understairs storage cupboard

Kitchen 11'8" x 6'10" (3.58 x 2.09)

With window and door to the rear elevation. Fitted with floor and walls, free standing gas oven, washing machine and fridge.

Stairs

Leading up to the first floor

Bedroom One 9'8" x 9'5" (2.97 x 2.88)

A double bedroom with window to the rear elevation. Built-in wardrobe, drawers and shelving

Bathroom

Fitted with a white suite to comprise; bath with shower over, pedestal wash hand basin, low level wc. Medicine cabinet over sink. Obscure glazed window to the side elevation.

Bedroom Two 8'4" x 11'9" (2.56 x 3.60)

A double bedroom with window to the front elevation. Built-in airing cupboard

Outside

To the front; parking for at least two car to the front.

To the rear; paved patio area, leading to lawned area then further area to the top of the garden which is decked.

Lettings Disclaimer

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Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required ($\text{Rent} \times 12 / 52$ - e.g If Rent = £750, The holding deposit would be $\text{£}750 \times 12 / 52 = \text{£}173$)

