HAWKESFORD

distinctly different

Residential
New Homes
Lettings
Commercial

BANBURY ROAD, SOUTHAM CV47 1HL



A WELL PRESENTED , THREE BEDROOM FAMILY HOME WITH GARAGE

- Three Bedrooms
- Southam Town Centre
- Semi-detached
- Garage
- Restrictions : No Smoking

3 BEDROOMS **£1,095 PCM**

Located close to Southam town centre this semi detached home is offered on an unfurnished basis.

The property benefits from a larger than average single garage measuring 4.07m x 9.02m. Two double bedrooms and a single bedroom/study area.

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

Front Garden
Fence giving access to shallow foregarden leading to front door

Living Room 12'10" x 13'4" (3.93 x 4.07)
Brick feature fireplace with gas fire. Windows to front and rear elevation

Open Plan to

Dining Area 10'0" x 10'8" (3.05 x 3.26)
Window to front elevation
Under stair storage cupboard

Kitchen 13'11" x 8'5" (4.25 x 2.59)
Door to garden and windows to the side and rear elevation. fully fitted kitchen with gas hob and electric oven with extractor fan over

Stairs leading to the first floor landing
With sky light

Bedroom Three 7'1" x 8'8" (2.16 x 2.65)
A single bedroom/ study area with window to the rear elevation

Bedroom Two 10'0" x 7'8" (3.06 x 2.36)
A double bedroom with window to front elevation

Bedroom One 10'10" x 13'5" (3.32 x 4.10)
Dual aspect windows. Built-in double wardrobes with dressing table, with cupboards over bed position and side tables

Bathroom
Low level WC, pedestal wash hand basin, bath with shower over, cupboard, obscure glazed window to the side elevation

Garage 13'4" x 29'7" (4.07 x 9.02)
With window to door to side. Up and over door

Garden to Rear
Part hard landscaped and part laid to lawn

Lettings Disclaimer
Whilst we endeavour to make our 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 landlord 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 before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings 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.

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. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.









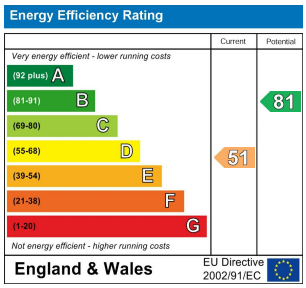


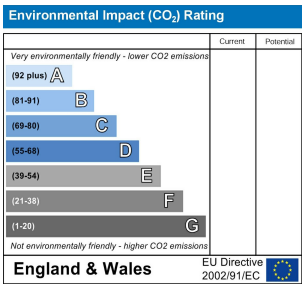









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
51
81
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 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 CO2 emissions
England & Wales
EU Directive 2002/91/EC