



Manders Croft, Southam, CV47 0HZ

**SHELDON  
BOSLEY  
KNIGHT** LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE NOW \*\*\* Two-bedroom semi-detached house situated to the well-regarded historic market town of Southam which offers rural community living and with the advantages of town amenities.

Ideally situated between Coventry & Banbury on the A423 Southam is easily connected to Royal Leamington Spa, the historic town of Warwick, famous William Shakespeare's hometown of Stratford upon Avon, Gaydon, Daventry and Rugby, where you will find mainline railway links to take you into Birmingham and London. The town enjoys easy access to the major road networks including the M40, M6, M69 & M1.

This well-proportioned home comprises in brief: Entrance hallway, guest W.C, open plan lounge/diner with access to the conservatory. Modest kitchen with gas hob, electric oven and space for your own washing machine and fridge/freezer - plumbing ready in place.

To the first floor: Two double bedrooms, both with built in wardrobes and modern shower room.

With easy maintenance private rear garden, shed included and driveway parking this property is offered UNFURNISHED. Energy Rating C. Council Tax Band C. One Pet Considered.









## Key Features

- AVAILABLE NOW
- Southam
- Two Double Bedrooms
- Semi-Detached House
- Walking Distance to Town Centre
- Excellent Commute Access
- Private Rear Garden & Driveway Parking
- Energy Rating C
- Council Tax Band C
- One Pet Considered

**£1,095 PCM**