

**38 FLYING FIELDS ROAD**  
**SOUTHAM**  
**CV47 1GA**



**£184,500**

**A TWO BEDROOM MID-TERRACE PROPERTY WITH EN-BLOC GARAGE IDEAL OPPORTUNITY  
FOR FIRST TIME BUYERS OR INVESTORS - OFFERED WITH NO UPWARD CHAIN**

**Viewing:** Strictly by appointment via Loveitts Southam office

The market town of Southam has local amenities including supermarkets, post office, schools, banks, library, swimming pool, leisure centre, doctors surgeries, health clinic, dentist and the RLS Polo Ground. The area is well placed for access to the motorway network including M40, M6 and M45. The City of Coventry and the towns of Rugby, Leamington Spa and Banbury are all within a half hour drive. Main line railway stations with excellent links to London and Birmingham are located at Leamington Spa and Rugby.

Situated on this popular residential development, this two bedroom mid-terrace property offers accommodation which in brief comprises: entrance hall, kitchen, sitting room, two bedrooms and bathroom. Outside to the rear there is a mainly lawned garden with pedestrian access to the rear of the property giving access to the en-bloc garage and driveway. The property is offered with no upward chain.

**Early viewing of this property is highly recommended.**

In greater detail the accommodation provides the following:

#### **GROUND FLOOR**

UPVC double glazed door with obscure glazed panels to:

#### **ENTRANCE HALLWAY**

Central heating radiator, laminate flooring. Archway through to:

#### **KITCHEN**

**7'10" x 7'9" (2.39m x 2.36m)**

Fitted with a range of base units below roll edge work surfaces incorporating stainless steel single drainer sink with mixer tap, stainless steel gas hob with extractor hood over, stainless steel oven below, space and plumbing for automatic washing machine, space for fridge/freezer, tiling to splash back, wall mounted central heating boiler, wall mounted cupboards, vinyl flooring, UPVC double glazed window to front aspect.



#### **SITTING ROOM**

**16'8" x 11'9" including stairs (5.08m x 3.58m including stairs)**

Contemporary feature fireplace with electric fire, two central heating radiators, UPVC double glazed sliding patio door to rear garden.



**STAIRS**

With painted timber balustrades to:

**FIRST FLOOR**

**LANDING**

Access to loft. Doors lead off to:

**BEDROOM ONE**

11'8" plus door recess x 8'7" into wardrobe recess (3.56m plus door recess x 2.62m Fitted wardrobes with hanging rail and shelf, central heating radiator, UPVC double glazed window to rear aspect.



**BEDROOM TWO**

10'9" max. x 6'8" max. (3.28m max. x 2.03m max.)

Built-in storage cupboard with shelving, central heating radiator, UPVC double glazed window to front aspect.

**BATHROOM**

Coloured suite comprising bath with matching side panel with shower attachment over, low level w.c., pedestal wash basin, tiling to splash backs, central heating radiator, obscure UPVC double glazed window.



**OUTSIDE**

**TO THE FRONT**

Laid to stone chippings with paved pathway to front entrance door.

**TO THE REAR**

Paved patio area, lawn with shrub borders, timber fencing and brick wall to boundaries. Gate to rear giving rear pedestrian access.

38 Flying Fields Road, Southam

## EN-BLOC GARAGE

Situated en-bloc with up and over door, driveway to front providing parking.

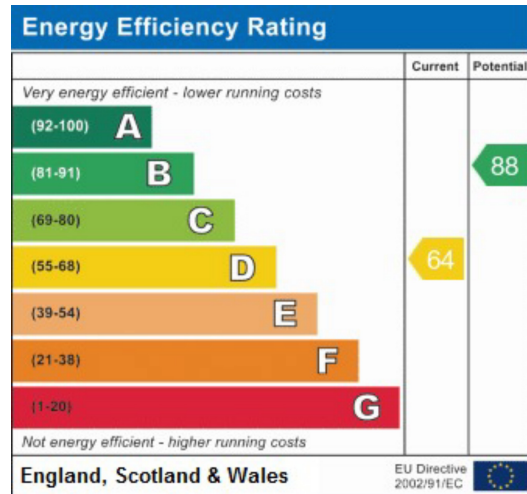
## Reference

Issue No: 002-05052015

## GENERAL INFORMATION

**TENURE:** The property is Freehold.

## EPC GRAPH



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As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to the title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions