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2 James Watt Close, Daventry NN11 8RJ

# campbells

of Southam



3 Bedrooms | 1 Bathroom | 1 Reception Room | Garage



## 39 LINLEY ROAD

SOUTHAM, CV47 0JY

- ✓ Three Bedroom Semi-Detached Property
- ✓ Highly Sought After Location
- ✓ Driveway and Garage
- ✓ A Fantastic Development Opportunity
- ✓ Full Renovation Required
- ✓ Large Lounge/Diner
- ✓ No Onward Chain / Quick Purchase
- ✓ Potential To Extend
- ✓ Sizeable Rear Garden



## About the Property

The property sits on a lovely street surrounded by similar properties. Situated on a corner plot, which is always a very nice feature.

Plenty of parking opportunity with the detached garage too - although it's fair to say, it will need some attention.

There is side access to the rear garden from the driveway and there is further opportunity for larger access at the rear of the property should you need it.

The rear garden itself is a great size, it will need some attention but a great blank canvas to start over. It also gives you the opportunity to extend (subject to planning) without hindering the overall space too much.

Downstairs, there is a porch, hallway, kitchen and large lounge/diner (just over 25ft long.) It is important to note that the property has a solid fuel boiler/heating system in the kitchen which will need to be removed.

Whilst there is gas available in the street it is NOT connected at the property - so any buyer will need to carry out their own research before making an offer, should you wish to instal gas. There is a great chance here to create a large kitchen/diner at the rear of the property.

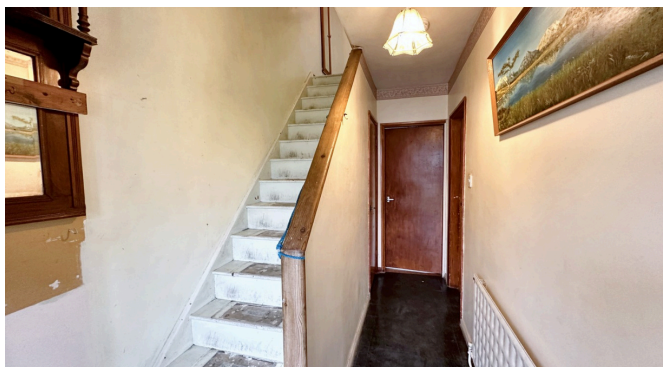
Upstairs, there are two large double bedrooms, a single bedroom and a bathroom. Situated close to the edge of the historic market town of Southam, this property offers convenient access to amenities and popular schools.

The renowned Southam College is less than a 10 minute walk away. This property presents an ideal setting for families seeking quality education within walking distance. Southam enjoys excellent connectivity to major road networks, including the M40, M6, M69, and M1, making it a strategic hub between Coventry and Banbury.

The town's central location ensures easy access to other nearby towns such as Royal Leamington Spa, Warwick, Stratford-upon-Avon, Gaydon, Daventry, and Rugby. With mainline railway links available in Rugby, Birmingham and London are in reach within an hour on the train, offering convenient commuting options. Families in Southam benefit from a selection of popular primary schools, including Southam Primary School, St Mary's Catholic School, and St James Church of England. The outstanding Southam College, rated highly by Ofsted, provides exceptional further education. For those seeking private schooling, options abound in nearby Princethorpe, Leamington Spa, Rugby, and Warwick.

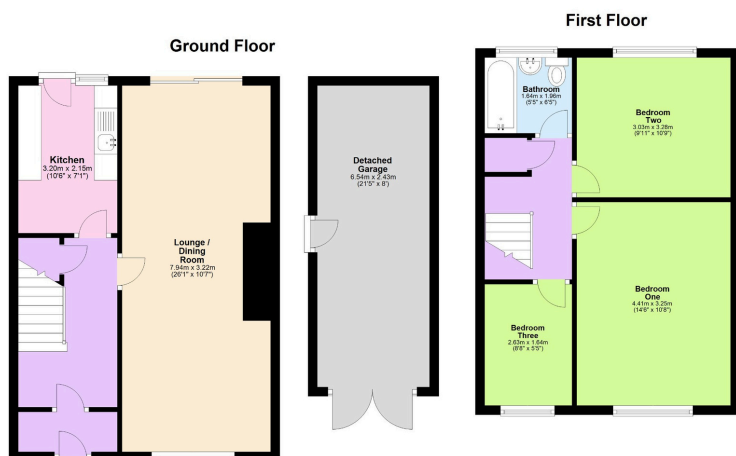
Southam has a diverse range of shops, from quaint local boutiques to larger supermarkets, ensuring all daily needs are met. Explore the weekly market offering fresh local produce as well as the monthly farmer's market.

There are plenty of charming cafes, traditional pubs, and a variety of takeaway options. Essential services including pharmacies, banks, doctor's surgeries, health clinics, and dentists ensure everyone in Southam is well looked after.



Council Tax: Band C

EPC Rating: E



**Disclaimer:** The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.