



## 2 bed terraced house to buy in

Barracuda Rise, Southam, Southam,  
Warwickshire, CV47 1AU

**£195,000** Starting Bid

 x 2  x 1

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ EPC Rating B

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Set on the desirable Flying Fields Estate, on the brow of the market town of Southam, is this two-bedroom end-terrace home. With a wealth

of amenities on its doorstep and excellent road links nearby, this lovely property has much to offer its next owners.

Ground Floor:

□ Upon entering the property, you are welcomed into an entrance hallway that provides access to all other rooms within the home.

□ Situated at the front of the home is the fully fitted kitchen, finished with a range of wall and base units and complete with an

integrated fridge/freezer, dishwasher, electric oven, gas hob, and washing machine.

□ Flowing through to the rear of the home, you will find the spacious lounge, which is flooded with natural light thanks to the French

doors that conveniently provide access to the rear garden.

□ The downstairs accommodation also benefits from a guest W/C.

First Floor:

□ Both bedrooms are generously sized doubles, offering ample space for freestanding furniture.

□ The bathroom is conveniently located near both bedrooms and features a partially tiled suite, complete with a shower over the bath,

hand basin, and W/C.

Garden, Exterior & Further Property Information:

□ Outside, the garden is mainly laid to lawn, with a patio area perfect for alfresco dining during the summer months, as well as

convenient side access.

The property further benefits from a driveway for two vehicles, a small front garden laid to lawn, gas central heating, and double glazing

throughout.

□ Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this property offers its next owners

rural community living.

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £195,000

Property Type: Terraced House

Parking: Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good

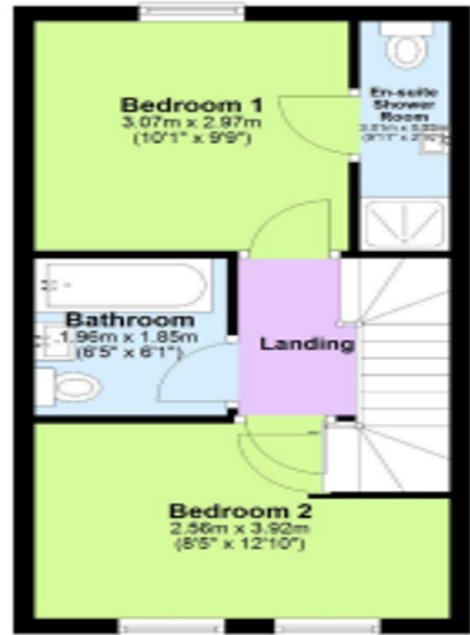
## Ground Floor

Approx. 32.8 sq. metres (352.9 sq. feet)



## First Floor

Approx. 30.8 sq. metres (331.1 sq. feet)



**Total area: approx. 63.5 sq. metres (684.0 sq. feet)**

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).

Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Barracuda Rise, Southam, Southam, Warwickshire, CV47 1AU

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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