



14 St. Marys Close, Southam  
Southam

Offers Over £625,000







## 14 St. Marys Close

Southam, Southam

Renovated four-bed bungalow on 0.17 acres near Southam centre. Spacious living, modern kitchen, large garden, garage, off-road parking, two en-suites. Ideal for families or downsizers. Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: C

- Detached 4 bedroom bungalow
- Situated on a 0.17 acre plot
- Walking distance to the town centre
- 2 bedrooms with en-suites
- Large kitchen with skylights and rangemaster cooker
- Utility room and garage





### **Living Room**

18' 8" x 12' 6" (5.70m x 3.80m)

### **Kitchen / Diner**

19' 8" x 18' 4" (6.00m x 5.60m)

### **Utility**

8' 6" x 7' 7" (2.60m x 2.30m)

### **Master Bedroom**

14' 1" x 12' 2" (4.30m x 3.70m)

### **En-suite 1**

### **Bedroom 2**

14' 9" x 12' 6" (4.50m x 3.80m)

### **En-suite 2**

### **Bedroom 3**

14' 1" x 8' 10" (4.30m x 2.70m)

### **Bedroom 4**

12' 10" x 6' 11" (3.90m x 2.10m)

### **Bathroom**

10' 6" x 4' 11" (3.20m x 1.50m)





**GARDEN**

**GARAGE**

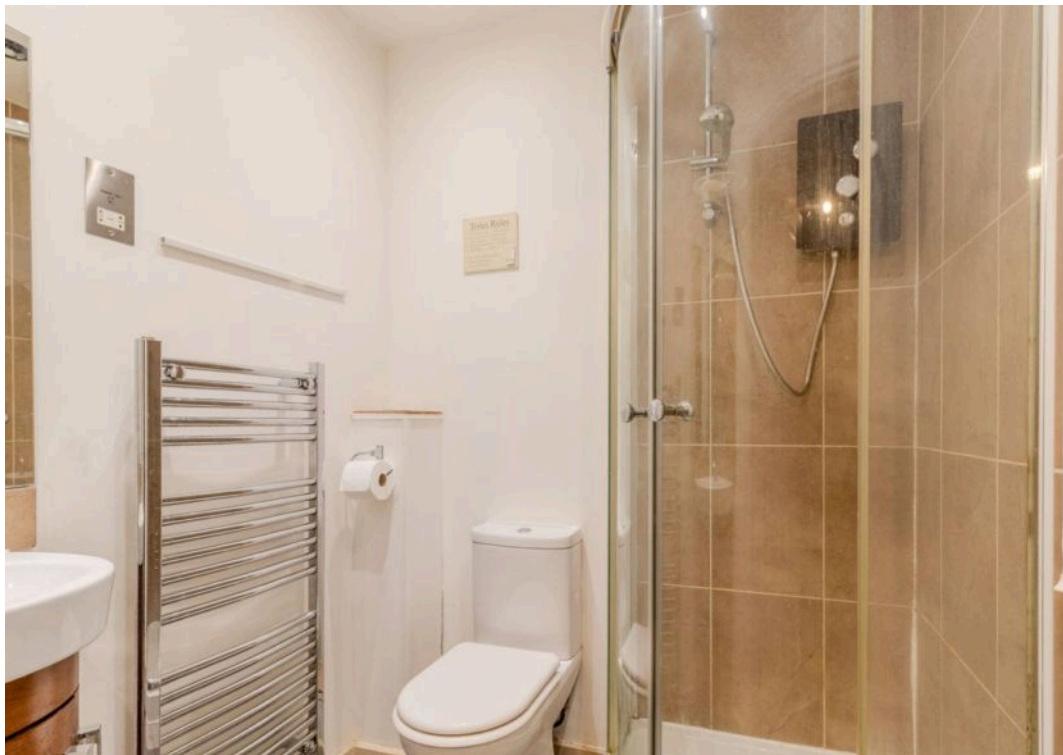
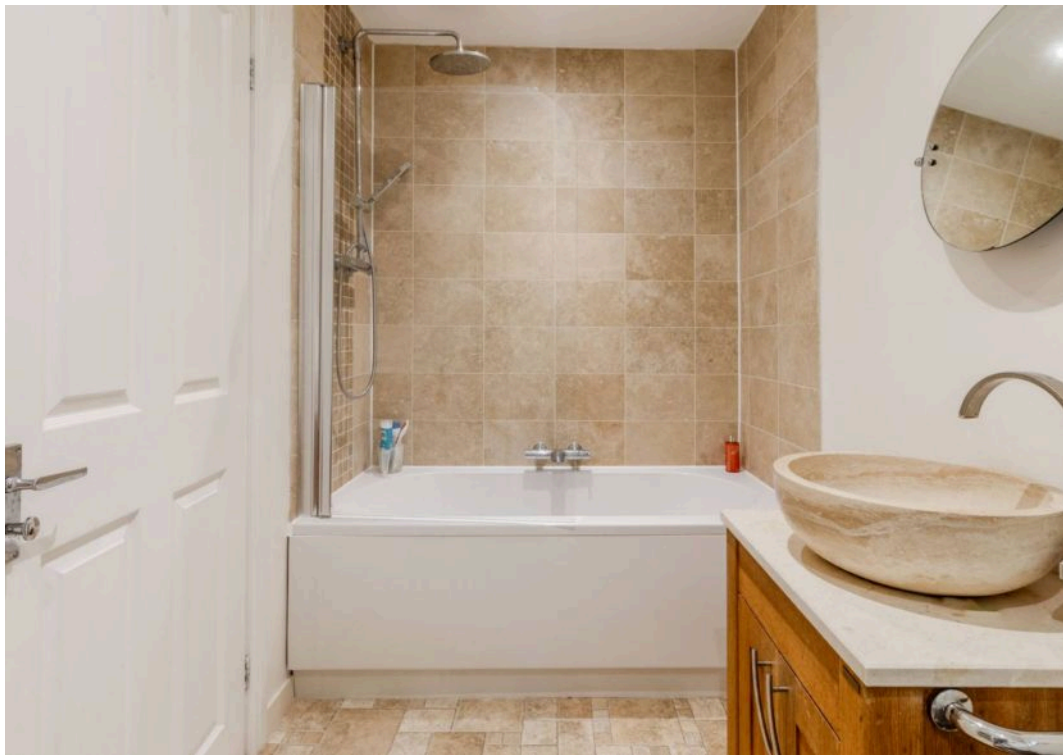
Single Garage

**DRIVEWAY**

1 Parking Space





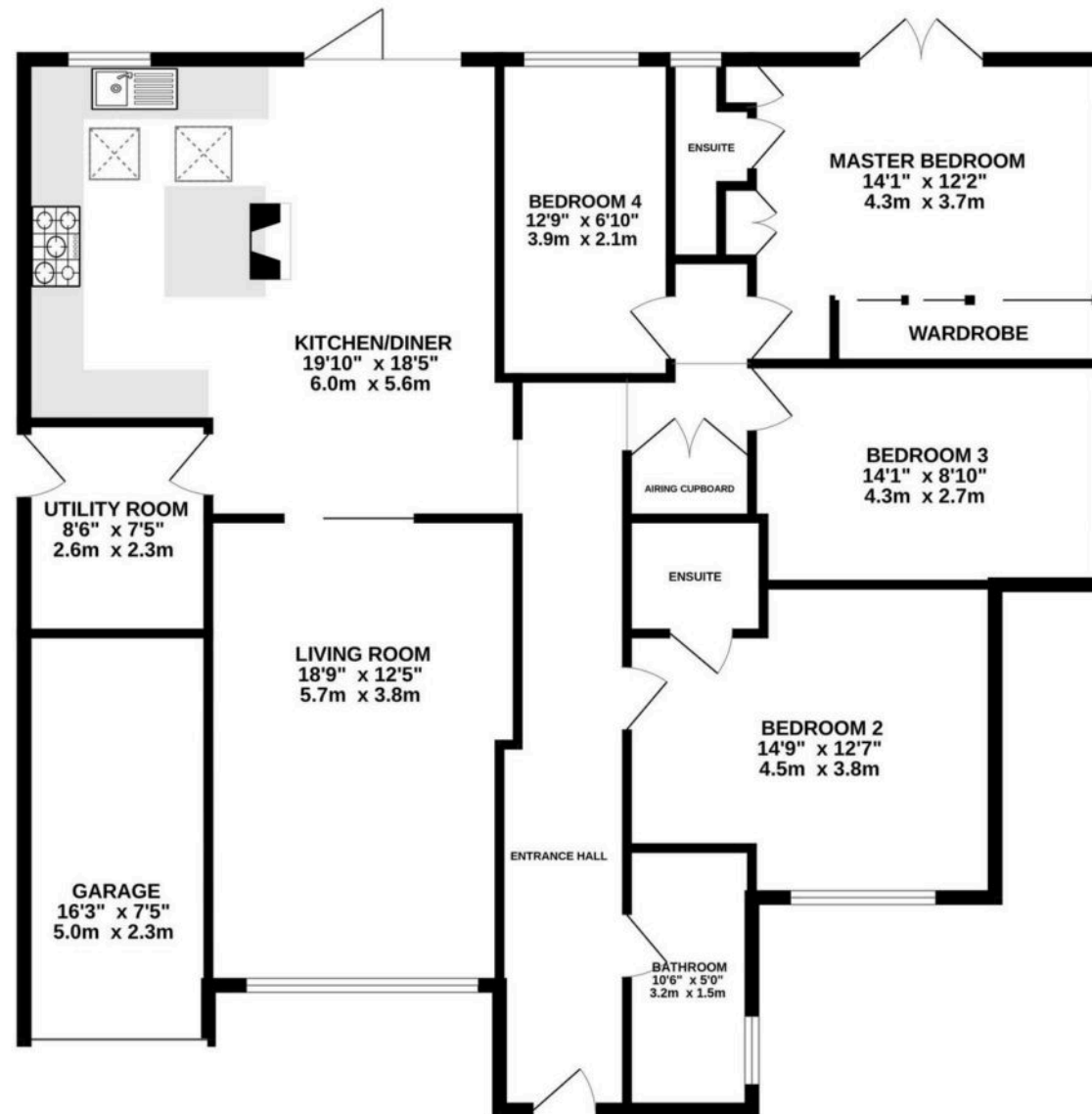








GROUND FLOOR  
1564 sq.ft. (145.3 sq.m.) approx.



TOTAL FLOOR AREA : 1564 sq.ft. (145.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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