

Connells

Ascote Way
Southam

Ascote Way
Southam CV47 1GH

for sale
£180,000







Property Description

Offered to the market with no onward chain and available to purchase as seen, this one-bedroom semi-detached home presents an excellent opportunity for first-time buyers, investors or those seeking a property with scope to personalise and improve.

The accommodation is arranged over two floors and comprises a welcoming entrance porch leading into a spacious reception room, providing versatile living and dining space. To the rear of the property is a fitted kitchen together with a ground floor bathroom. Upstairs, the property benefits from a generously proportioned double bedroom spanning the first floor, offering ample space for bedroom furniture and storage.

Externally, the property benefits from a good size garden and off road parking to the rear, enjoying a tucked-away position within a popular residential development in Southam, with local amenities, schools and transport links all within easy reach. Requiring a degree of modernisation in places, the property represents an ideal blank canvas for buyers looking to create a home tailored to their own tastes and requirements.

Situated in a well-established residential area and benefiting from no onward chain, this property offers a straightforward purchase opportunity and early viewing is highly recommended to fully appreciate the potential on offer.

Location

Ascote Way is situated within a popular residential area on the edge of Southam, a thriving Warwickshire market town offering an excellent range of everyday amenities. The town centre provides supermarkets, independent shops, cafés, public houses, medical facilities and leisure amenities, catering well for day-to-day living. Families benefit from several well-regarded schools nearby, including St Mary's Catholic Primary School, Southam, Southam Primary School and Southam St James CofE Academy, all located within easy reach of the property.

For commuters, Southam offers convenient access to the A423, A425 and M40, providing excellent road links to Leamington Spa, Warwick, Coventry, Banbury, Rugby and Birmingham. Regular bus services operate nearby, while rail services can be accessed from Leamington Spa Rail Station, Warwick Rail Station, Warwick Parkway Rail Station and Rugby Rail Station, offering direct connections to London and other major destinations. Surrounded by attractive Warwickshire countryside yet remaining well connected, the location offers an excellent balance between town convenience and rural living.

Agents Note

This property is part of a large Title that includes other properties that are not included in this sale. The creation of a new Title for the property being sold will be undertaken during the conveyance in preparation for completion. Your conveyancer will take the necessary steps and advise you accordingly.

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour

The monthly service charge of £21.06 pcm is applicable to the property as a guide only and is subject to confirmation and possible annual increase. Please enquire with the branch at time of interest where they would be happy to check.

We have not tested any apparatus, equipment, fixtures, fittings, or connection of utility services. Any checks to working condition and suitability will be at the buyers own cost.

Connells Note

We may not have all material information relating to this property. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.

Buyer Aml Fee

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





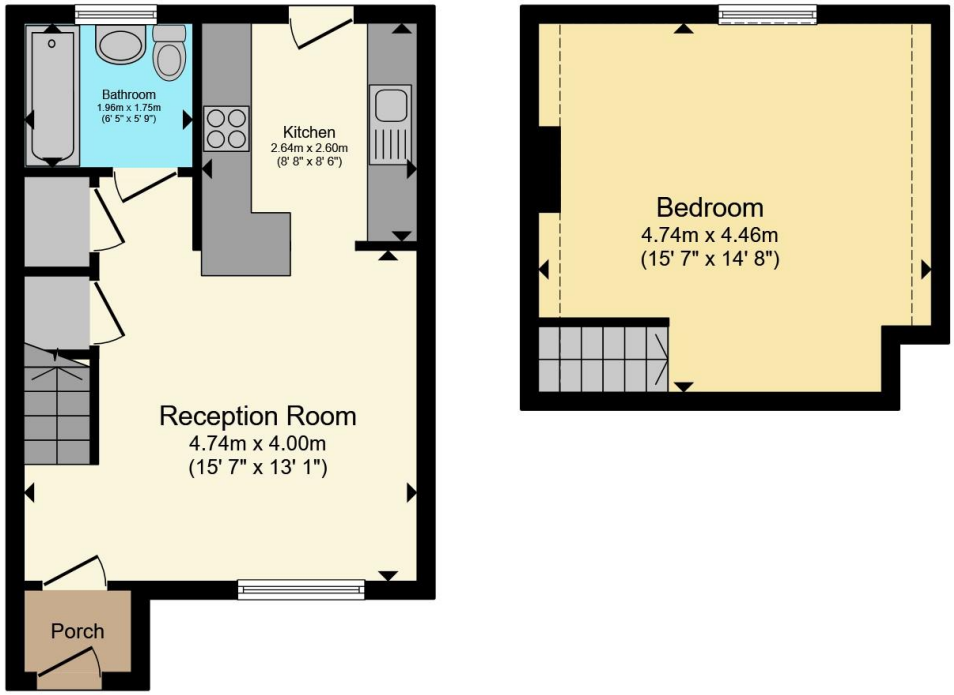












Ground Floor **First Floor**

Total floor area 54.0 m² (582 sq.ft.) approx

This floor 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, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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84 Coventry Street
SOUTHAM CV47 0EA

EPC Rating: C

Council Tax Band: A

Tenure: Freehold

view this property online connells.co.uk/Property/STH105293

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.