



30 Hillside Croft
Southam **CV47 8NU**
Guide Price £235,000

30 Hillside Croft

Napton

Occupying a corner position to Hillside Croft and Hillside, this modern semi-detached house could be ideal for first-time purchasers seeking a home within a popular and attractive village location. The house is offered for sale with the benefit of no onward chain and now offers good scope for future cosmetic enhancement to include redecoration. The accommodation includes a lounge/dining room with patio doors off to the rear garden, kitchen to the front of the property and two bedrooms and bathroom to the first floor. The rear garden is gravelled for ease of maintenance and provides a good degree of privacy. Overall this is an ideal starter home or property to downsize to within a quiet village, yet convenient for nearby Southam.

LOCATION

The village of Napton has ancient origins that extend back to the Domesday Book and is well known for its connections with the canal network. Falling within the district of Stratford upon Avon, the village boasts a parish church with Norman origins, a Church of England primary school, two public houses, The Kings Head and The Folly, a village hall and many other social amenities and societies. There is local access available to Southam, Leamington Spa and Daventry, along with easy access to the M1 motorway.

ON THE GROUND FLOOR

COVERED CANOPY PORCH ENTRANCE

With entrance door opening into:-

ENTRANCE HALLWAY

With electric storage heater, arched through access to the kitchen and door to:-

LOUNGE/DINING ROOM

5.05m x 3.61m (16'7" x 11'10")
With staircase off ascending to the first floor, fitted fireplace, two electric storage heaters and double glazed sliding patio doors giving access to the rear garden.

KITCHEN

2.39m x 2.39m (7'10" x 7'10")
With a range of units comprising base cupboards and drawers having roll edged worktops over with tiled splashbacks, inset stainless steel sink unit with mixer tap, coordinating wall cabinets to two sides, space for electric cooker with filter hood over and double glazed window to front elevation.

ON THE FIRST FLOOR

LANDING

With access trap to the roof space and doors to:-

BEDROOM ONE (REAR)

3.56m + door recess x 2.97m max (11'8" + door recess x 9'9" max)
With built-in double wardrobe having mirrored sliding doors fronting, electric storage heater and double glazed window to rear elevation.

BEDROOM TWO (FRONT)

3.28m x 2.06m (10'9" x 6'9")
With built-in airing/storage cupboard housing the insulated hot water cylinder, electric storage heater and double glazed window to front elevation.

Features

Modern Semi-Detached House
Popular Village Location
Good Potential for Improvement
Lounge/Dining Room
Kitchen
Two Bedrooms
Bathroom
Gardens Front and Rear
No Chain

BATHROOM

With three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap and obscure double glazed window to front elevation.

OUTSIDE

FRONT

The house is set behind a small gravelled foregarden with hedge to the front boundary and paved pathway giving access to the front entrance door, which extends around the side of the house to give access to the rear garden via a gate.

REAR GARDEN

The rear garden is gravelled for ease of maintenance with several shrubs and bushes.

DIRECTIONS

Postcode for sat-nav - CV47 8NU
what3words - green.caravan.circulate



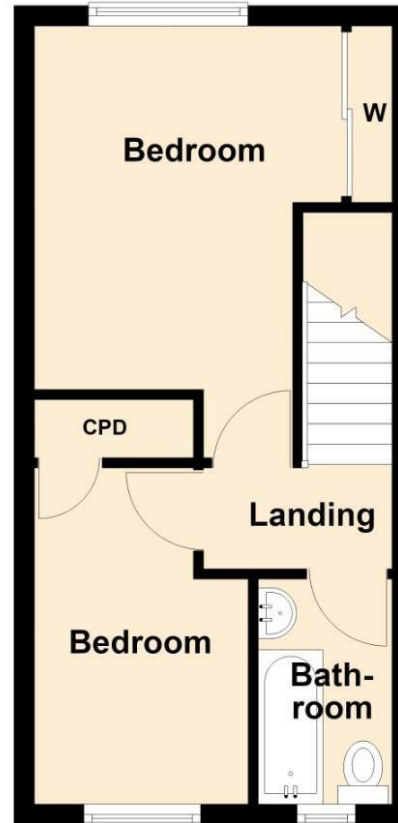


Floorplan

Ground Floor



First Floor



Total area: approx. 54.2 sq. metres (583.0 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Stratford District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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