



GUIDE PRICE
£317,000
Ropeway
Southam, CV47 2ED

PROPERTY SUMMARY

We are delighted to announce an open day on Saturday 31st January from 10.00am to 12.00pm. Viewing is strictly by appointment only, so early booking is strongly advised for this popular location just outside Bishops Itchington, Warwickshire.

Purchased new by our client, this appealing modern home has been upgraded and customised internally to a high specification throughout, resulting in a stylish, well-presented property that is ready to move straight into. No. 46 is just a few years old and presents exactly as you would expect from a David Wilson Homes quality build.

The accommodation is well laid out and comprises three bedrooms, including a principal bedroom with en-suite shower room, together with a contemporary family bathroom. On the ground floor there is a good-size living room, a high-quality dining kitchen fitted to a modern standard and ideal for both everyday living and entertaining, along with a downstairs cloakroom/W.C.

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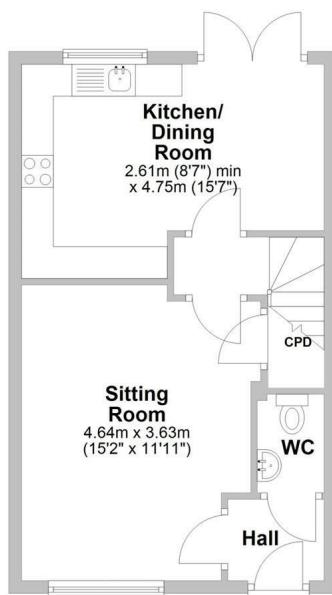






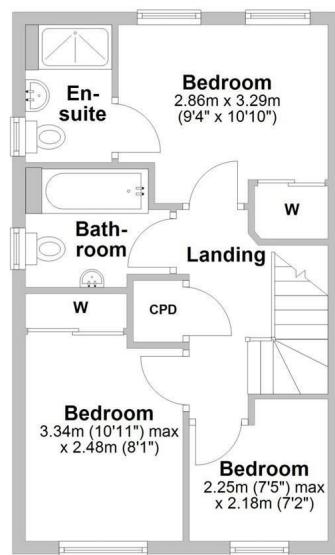
Ground Floor

Approx. 38.3 sq. metres (412.6 sq. feet)

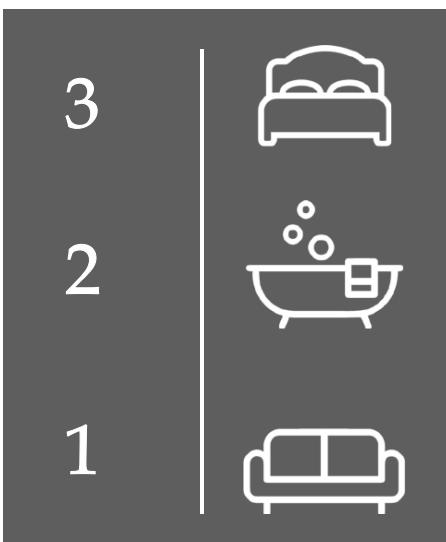


First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



Total area: approx. 75.7 sq. metres (815.0 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	96
(81-91)	B	84
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements