



HR ESTATE AGENTS

3 Bedrooms

House - Detached

Price Guide

£475,000

Located in

Southam





# Saxon Close

Southam | CV47 0NN



Zacharias Ermogenous is proud to present this beautiful home set in the sought-after market town of Southam, this beautifully presented three-bedroom detached home offers stylish, contemporary living finished to a high standard throughout. With generous internal accommodation, a detached garage, and a versatile garden studio, this impressive home has much to offer.



# Saxon Close

£475,000 Freehold



- Detached
- New Build
- Master En-suite
- Integrated Appliances
- Quiet Village Location
- Garage and Driveway
- Modern Home



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 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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## Council Tax Band E

## Local Authority

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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