



HR ESTATE AGENTS

2 Bedrooms

House - End Terrace

£270,000

Located in

Southam





# Gauntlet Way

Southam | CV47 1AN



HR Estate Agents are delighted to present this modern two-bedroom home, now available to purchase outright.

Built in 2022, this beautifully presented property offers an excellent opportunity for buyers seeking a move-in ready home.

The ground floor features a welcoming lounge, a stylish open-plan kitchen diner, and a convenient W/C. Upstairs, you'll find two generously sized bedrooms and a contemporary family bathroom.

Outside, the property benefits from a well-maintained garden, perfect for relaxing or entertaining, along with driveway parking for two vehicles.

Situated in the popular town of Southam, the home is within easy reach of local amenities, schools, and excellent transport links.

This modern property is an ideal choice for first-time buyers, young families, or downsizers looking for a high-quality home in a sought-after location.

# Gauntlet Way

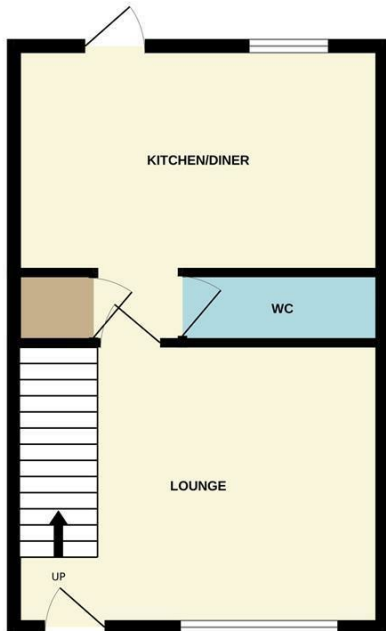
£270,000 Freehold



- POPULAR LOCATION
- TWO BEDROOMS
- FIRST TIME BUYERS

- BEAUTIFULLY PRESENTED
- TWO PARKING SPACES

GROUND FLOOR



1ST FLOOR



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 C

## Local Authority

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		96
(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		
England & Wales	EU Directive 2002/91/EC	

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