



HR ESTATE AGENTS

2 Bedrooms

House - Semi-Detached

Asking Price

£270,000

Located in

Southam





# Tempest Close

Southam | CV47 1AQ



HR Estate Agents are delighted to present this beautifully presented two-bedroom semi-detached home, built in 2019.

The ground floor features a welcoming lounge, convenient downstairs W/C, a useful storage cupboard, and a stylish fitted kitchen/diner with a door leading to the rear garden.

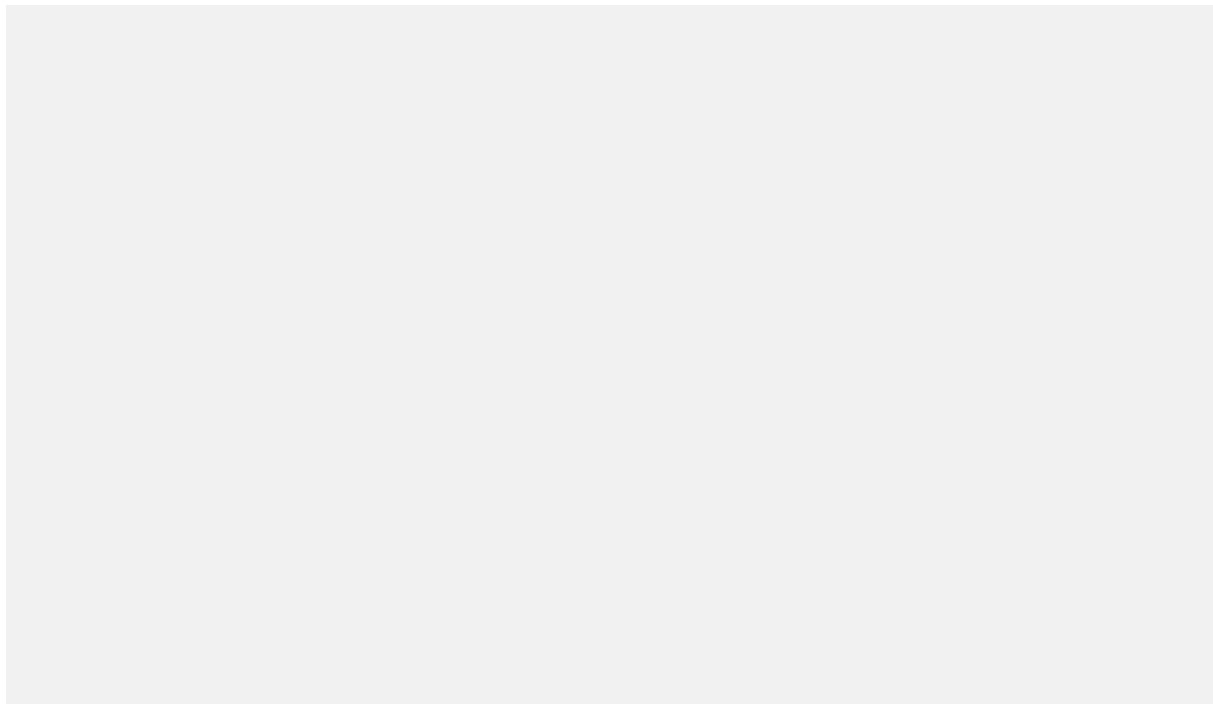
Upstairs offers two spacious double bedrooms and a modern family bathroom, designed to suit a range of buyers.

Externally, the home benefits from a well-maintained rear garden with side access and two allocated parking spaces directly opposite the property.

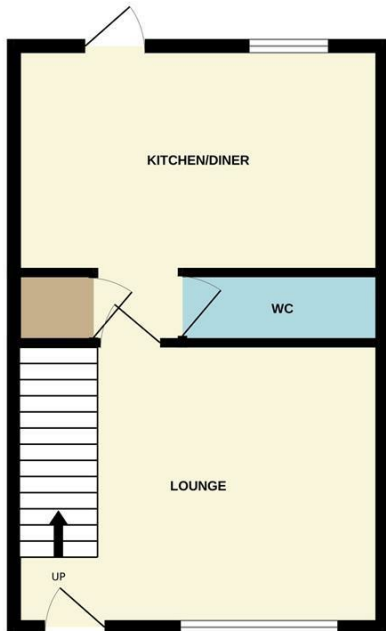


# Tempest Close

£270,000 Leasehold



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>		
(81-91) <b>B</b>		
(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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