



## Lias Close, Southam, Warwickshire, CV47 0NG

£1,100 Per Calendar Month

- Two Double Bedrooms Semi Detached House
- En-suite To Principal Bedroom
- Shed With Power
- Stratford Upon Avon District Council Tax Band C
- Enclosed Private Rear Garden
- Off Street Allocated Parking For Two Cars
- EPC rating B - 83
- Gas Central Heating
- Double Glazed Throughout
- Available 12th December 2025

# Lias Close, Southam, Warwickshire. CV47 0NG

Two bedroom unfurnished semi-detached home, with spacious living accommodation throughout, this home comprises of entrance hall, kitchen, lounge/diner, guest cloakroom, en-suite to main bedroom, family bathroom, enclosed rear garden & off street parking allocated for two cars. Unfurnished and Available 12th December 2025.

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Council Tax Band:



### **Approach**

Paved pathway leading to the front door, with a Slate chip boarder. Tarmac off road parking for two cars directly in front of the property.

### **Entrance**

Door to the front, tiled flooring, door to W/C, radiator, stairs leading to the first floor and opening to:

### **Cloakroom**

Double glazed window to the side aspect. Fitted with low level WC, wash hand basin with splash back and radiator.

### **Kitchen**

9'10" x 6'0"

Double glazed window to the front aspect, Fitted with wall and base units with Quartz work surface over, integrated electric oven, electric hob with cooker hood over, integrated washing machine, fridge/freezer, inset ceiling spot-lights and a radiator

### **Lounge**

15'5" x 13'1"

Double glazed French doors leading out to the rear garden with windows to either side. TV points, radiator, Carpeted flooring and door leading to storage cupboard

### **Landing**

Doors leading to both bedrooms, bathroom and loft access via loft hatch with loft ladder and the loft is part boarded.

### **Bedroom One**

10'0" x 9'10"

Double glazed window to the rear aspect. TV point, a radiator and door to

### **En Suite Shower Room**

Enclosed fully tiled shower cubicle with shower, hand wash basin, low level W/C, extractor fan, Vinyl flooring and a radiator.

### **Bedroom Two**

13'1" x 8'3"

Double glazed windows to the front aspect. Storage cupboard and a radiator.

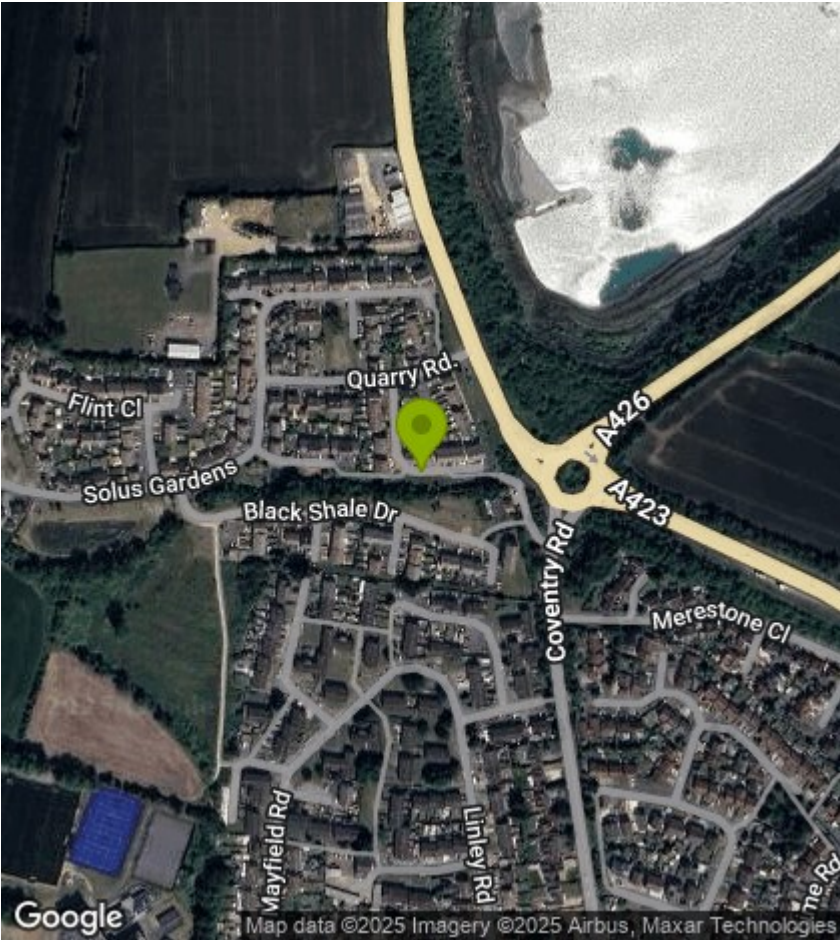
### **Bathroom**

Fitted with panelled bath, low level W/C, wash hand basin, fully tiled bath area and partly tiled walls to rest of the bathroom inset ceiling spot-lights and extractor fan.

### **Rear Garden**

The enclosed rear garden has a paved patio area that leads from the French doors with the remainder mostly laid with artificial lawn with Slate border. Side access to the front of the property. There is also a timber frame shed with power and lighting.





Viewings

Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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	