



FRANCES ROAD

LEAMINGTON SPA, CV33 9JG

GUIDE PRICE £315,000
FREEHOLD

Set in the very desirable village of Harbury is this modern two-bedroom, Semi-Detached bungalow. With an abundance of space throughout, complete with a high-quality finish, this lovely home has much to offer its next owners.

FRANCES ROAD

- Bungalow • 2 Bedrooms • High Quality Finish • No Chain • Off Road Parking • Enclosed Rear Garden • Kitchen/Diner • Close To Amenities • Underfloor Heating



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Upon entering the property, you are welcomed into a central entrance hall that leads to all other rooms in the home. You are led through to the generous sized kitchen/diner that is complete with a range of wall and base units, inclusive of an integrated oven, electric hob, fridge, freezer and dishwasher.

The shower room is very spacious and hosts a modern walk-in shower, includes under sink storage and a towel rail.

Moving toward the rear of the home you will find the spacious lounge that is flooded with natural light thanks to the French doors that conveniently give access to the rear garden.

The main bedroom is also located at the back of the home, is a very generous sized double room that overlooks the garden. The main bedroom also offers space for freestanding wardrobes.

The second bedroom is located at the front of the home and is a further good sized double room that would also lend itself to the perfect guest bedroom or home office.

Leading outside the home offers a private, secure rear garden that is laid mainly to lawn with a small patio area. This easily maintained garden is the perfect haven for al fresco dining and compliments the home perfectly.

This lovely home also benefits from off road parking for several cars, underfloor heating and double glazing throughout. Surrounded by the South Warwickshire countryside with village amenities only a short walk away, this home lends itself to rural community living at its finest.

Tenure: Freehold

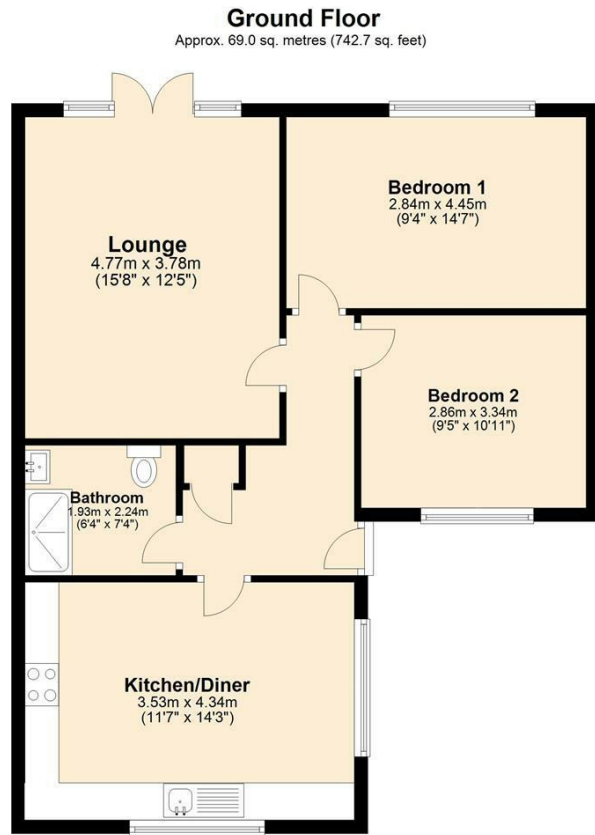
EPC: B

Council Tax Band: D

Local Authority: Stratford On Avon District Council

FRANCES ROAD





Total area: approx. 69.0 sq. metres (742.7 sq. feet)

For illustrative purposes only, not to scale. The position and size of doors, windows appliances and other features are approximate only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(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	

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

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