



PINEHAM AVENUE

HARBURY, CV33 9JF

GUIDE PRICE £350,000
FREEHOLD

Set on a quiet cul-de-sac at the heart of the highly desirable village of Harbury, is this substantial two-bedroom, semi-detached home. With great potential throughout and situated on a sizeable plot, this lovely home has much to offer its next owners.

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- 2 Bedrooms • Great Potential
- Throughout • Dressing Room • Chain
- Free • Off Road
- Parking • Outbuilding • Sizeable
- Garden • Village Location • Close To Amenities



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Upon entering the property, you are welcomed into the entrance hall that leads to all other rooms within the home.

Located at the front of the property you will find the bright and airy lounge that is flooded with natural light. This spacious room offers the perfect spot to relax of an evening and is finished with a feature fireplace and understairs cupboard.

Leading though the home you will find the fully fitted shaker style kitchen that is complete with a range of wall and base units and is inclusive of an integrated double electric oven and four ring gas hob.

The kitchen also conveniently gives access to the utility room that offers further storage, sink and under counter space for white goods.

Leading towards the rear of the home you will find the open and bright dining area, this versatile space offers views through French doors onto the rear garden and a triple skylight.

The first-floor accommodation briefly comprises of two bedrooms and a bathroom.

The main bedroom is a generously sized double room located at the front of the home and provides access via stairs to a loft dressing room.

Bedroom two is located at the rear of the home and is a further

double room that offers views of the rear garden.

The bathroom is located close to both bedrooms and is fully fitted with a tiled suite that's complete with a shower over the bath and heated towel rail.

Outside this exciting home benefits from a brick built outbuilding perfect for storage, complete with an outside w/c. Further to this, the garden is also home to a workshop.

The sizeable garden is laid mainly to lawn with a patio area that offers the perfect spot for alfresco dining in the summer months.

This lovely home also benefits from off road parking for three vehicles, an integral garage, gas central heating and double glazing throughout. Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this home offers rural community living at its finest.

Tenure: Freehold

Local Authority: Stratford On Avon District Council

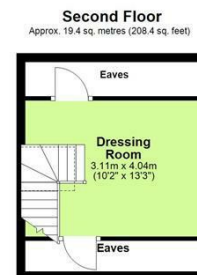
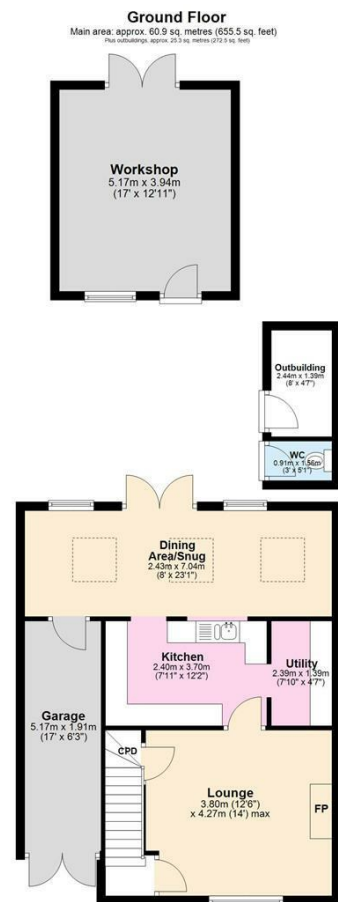
EPC: D

Council Tax Band: C



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*This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



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