



A well presented two bedroom bungalow detached bungalow set in a cul-de-sac in popular Harbury village. The bungalow offers large lounge/dining room, two bedrooms, bathroom, kitchen, garage with driveway for three vehicles and good sized rear garden with greenhouse and shed.

Porch

The front entrance benefits from a UPVC porch with tiled flooring to front door.

Entrance Hall

With tiled flooring, ceiling light and incorporating storage cupboard and access to kitchen.

Kitchen 14' 1" x 6' 11" (4.30 x 2.10)

The kitchen offers a selection of wood effect cabinets with slimline chrome handles and complementing worktops. There is a four way gas hob with extractor over, Hotpoint double oven and a 1.5 stainless steel sink with drainer and tiled splashbacks, with window over and outlook to the rear garden. There is space for a washing machine, under counter fridge insitu. A Worcester Bosch boiler is located within the kitchen area. A four way chrome light fitting provides the lighting and tiled flooring continues through from the entrance hall. There is also a half glazed door to rear garden.

Lounge/Dining Room 20' 7" x 6' 7" (6.28 x 2.00)

A good sized lounge with electric coal effect fire set on a marble effect hearth and surround. There is ceiling lighting either side of the room, with five way and three way ornate fixtures and coving to ceiling. The main window outlooks to front aspect and there is a further window to the side aspect of the of the property.





Bathroom 9' 6" x 5' 7" (2.90 x 1.70)

With white bathroom suite comprising bath, wash hand basin on pedestal, low level WC and separate fully tiled shower cubicle. There are down lights to ceiling and the walls are half tiled with contrasting floor tiles.

Bedroom One 13' 2" x 9' 6" (4.02 x 2.90)

With fitting double wardrobes and overhead storage, pendant light fitting and outlook to rear garden.

Bedroom Two 9' 10" x 8' 10" (3.00 x 2.70)

With fitting double wardrobes and overhead storage, pendant light fitting and outlook to rear garden.

Outdoors

On approach to the property there is a block paved driveway and access to the front entrance via the porch. There is a gravelled border to partition fence and iron gate leading through the side entrance and garden.

The rear garden is L shaped and mainly laid to lawn with paved footpath running alongside the side and rear of the property. There is also a greenhouse and garden shed.

Garage 16' 5" x 7' 10" (5.00 x 2.40)

The garage runs alongside the property, which has a new roof and electrically operated door.



Location

Harbury is a highly desirable and thriving village that has a strong sense of community. Approximately five miles from Royal Leamington Spa and only three miles to junction 12 of the M40, the village offers excellent facilities including two small supermarkets, milkshed, post office, doctors' surgery, library and cafe, beauty & nail salon, hairdresser, and chemist, along with a choice of public houses and a village club. The village hall is one of six community venues and offers various entertainment and events including the village show, local theatre performances and film viewings. There are over 10 sporting clubs and 25 community groups based in and around the village including rugby, tennis, football, cricket, scouts, guides, and amateur dramatics. The village has a primary school (with before and after school care), a pre-school and a day nursery.

Harbury is also well placed for the Fosse Way, M40, A46, A425 and is a short distance from Stratford upon Avon and the Cotswolds. Rail links to London Marylebone run from Royal Leamington Spa and it is under an hour's journey to London from nearby Banbury station. Euston can be reached from nearby Coventry. Harbury is also well placed for a wide range of state, private and grammar schools.

Council Tax Band D

EPC Rating D

Viewing Is highly recommended and strictly by appointment.



Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

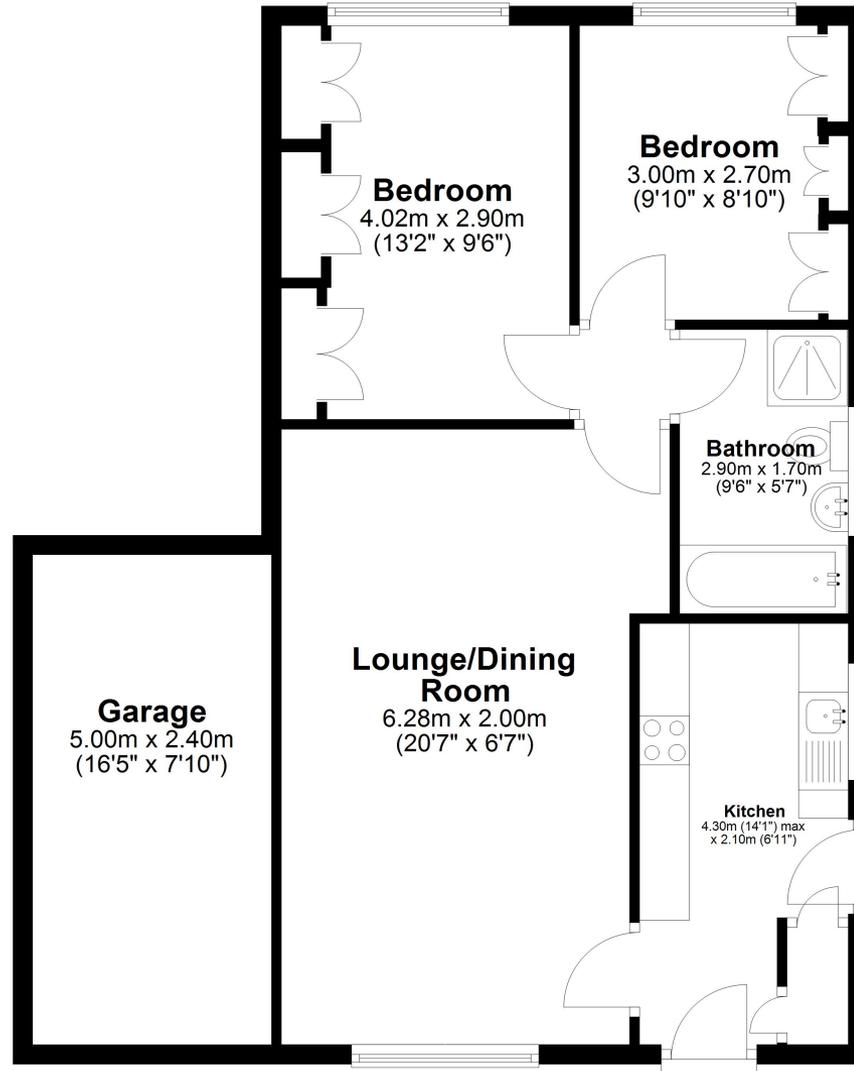
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Ground Floor

Approx. 72.1 sq. metres (775.7 sq. feet)



Total area: approx. 72.1 sq. metres (775.7 sq. feet)



Kleinmann Properties 3 Bull Ring Business Centre Church Terrace Harbury CV33 9HL
Tel: 01926 612463/07973 818404