



In need of modernisation this three bedroom semi detached has ample potential for a family home. The property provides lounge/dining room, kitchen, conservatory, three bedrooms, bathroom and converted garage being a study/snug. On approach to the property there is a driveway with parking for two/three vehicles and gated access to the back garden.

Porch

With cloak area, light fitting, tiled flooring and separate doorways leading through to the lounge and study/snug.

Study/Snug 11' 6" x 7' 7" (3.50 x 2.30)

The converted garage forms the study which provides two double storage cupboards, laminate flooring an electric wall hung fire, with pendant light fitting and the outlook is to the front aspect of the property.

Lounge/Dining Room 23' x 11' 10" (7.00 x 3.60)

With sliding doors to conservatory, three way light fitting, electric fan, TV point and stairs to first floor landing.

Kitchen 19' 4" x 9' 3" (5.90 x 2.81)

Previously extended the kitchen provides ample space for a kitchen/dining room. There is presently a selection of wood effect cabinets with complementing worktops and integrated double width Kenwood oven with five-way gas burner, extractor over and mosaic style tiled splashbacks. Space for white goods include dishwasher, two full size fridge/freezers, washing machine and separate dryer. A stainless steel sink with drainer and mixer tap is set beneath the window with outlook to rear garden. There are down lights to wood panelled ceiling of the original part of the kitchen and a three-way light fitting to the extension, where there is also an additional loft space, tiled flooring and further doorway through to the conservatory.





Pantry 7' 7" x 3' 3" (2.30 x 1.00)

Conservatory 6' 3" x 10' 2" (1.89 x 3.09)

With French doors out to rear garden with fully glazed windows either side, further glazing to the side aspect and sliding doors to the lounge.

First Floor

Landing 13' 4" x 2' 3" (4.08 x 0.67)

Stairs from lounge lead up the first floor landing where there is a linen cupboard and further cupboard housing water tank.

Bathroom 5' 3" x 7' 2" (1.60 x 2.19)

A fully tiled bathroom with white bathroom suite comprising bath with shower over, wash hand basin with mixer tap on vanity unit, a low level WC and frosted glass window to back garden.

Bedroom One 11' 6" x 12' 2" (3.50 x 3.71)

With triple wardrobe with mirrored doors, pendant light fitting, TV point and further storage area. Outlook is to the front aspect.

Bedroom Two 12' 2" x 8' 11" (3.71 x 2.72.)

Having wardrobe with sliding doors, pendant light fitting, coving to ceiling, TV point and outlook to rear garden.

Bedroom Three 11' 6" x 7' 3" (3.50 x 2.20)

Having TV point, pendant light fitting, single storage cupboard, and outlook to front aspect.

Outdoors

On approach to the property, the property has an established boundary hedge running alongside the driveway, which leads up to the front porch. There is gated access to the rear garden which is mainly laid to lawn.



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. Sporting clubs in the village include 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 C
EPC Rating D

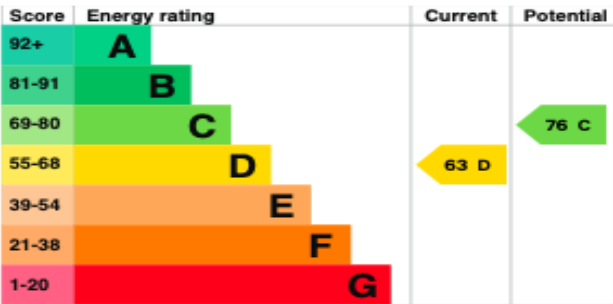
Viewings: Strictly by Appointment



Energy rating and score

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

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



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

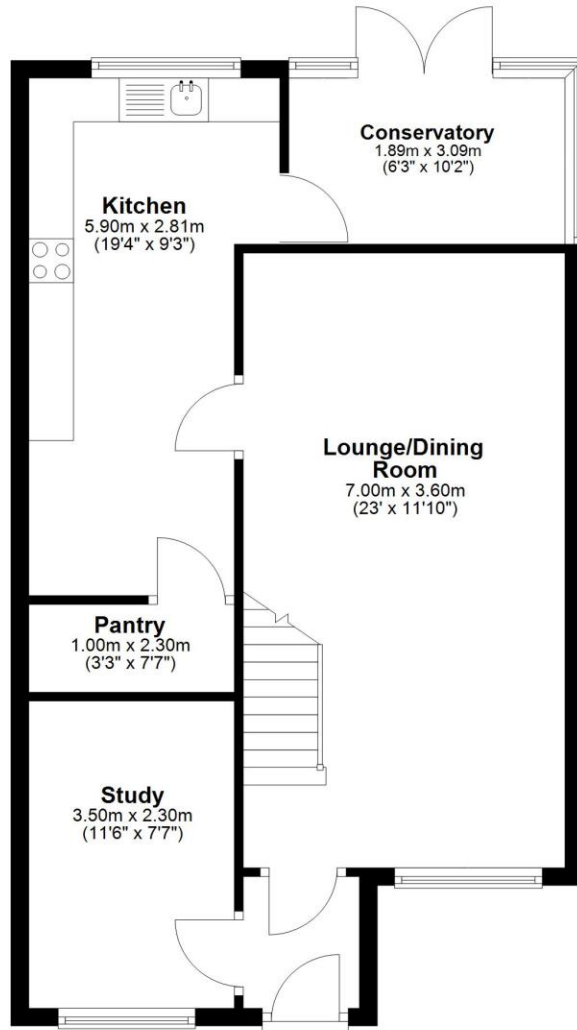
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

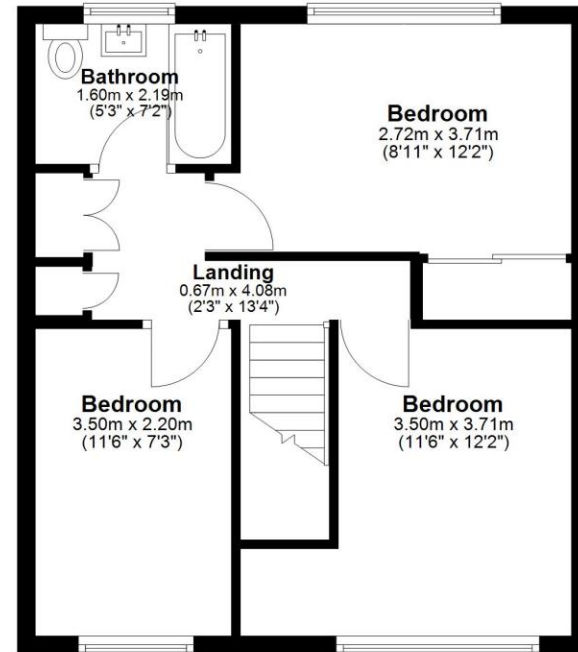
Ground Floor

Approx. 59.9 sq. metres (644.8 sq. feet)



First Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



Total area: approx. 101.8 sq. metres (1095.3 sq. feet)

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

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