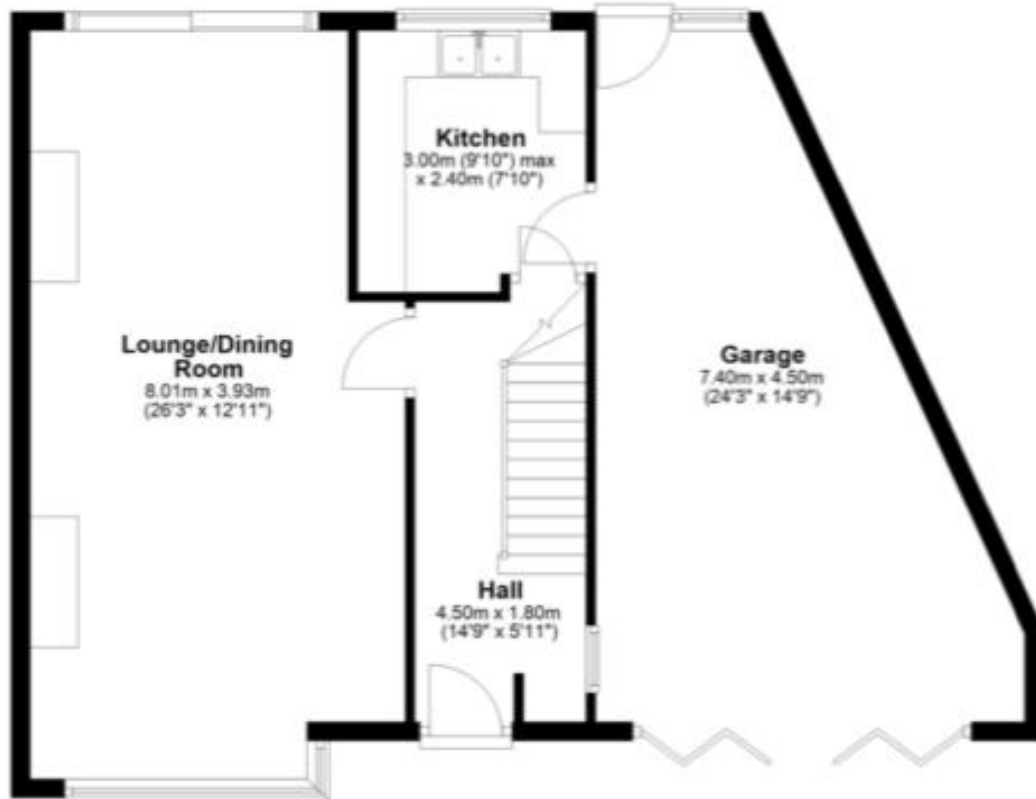




Mill Street, Harbury  
Three Bedroom Semi Detached  
£370,000

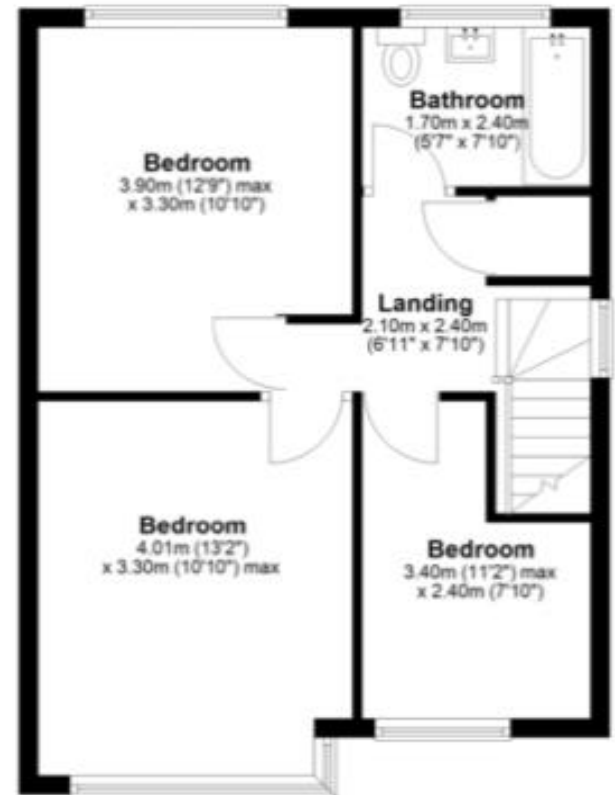
## Ground Floor

Approx. 69.7 sq. metres (750.2 sq. feet)



## First Floor

Approx. 44.6 sq. metres (480.4 sq. feet)



Total area: approx. 114.3 sq. metres (1230.6 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.

**10 Mill Street, Harbury**

Selworthy presents an ideal opportunity for a home in the heart of Harbury village. In need of modernisation the property offers entrance hall, living room, kitchen with integral garage, three good sized bedrooms and bathroom. There is a driveway to garage at the front of the property and a walled garden to the rear of the property.

## **Ground Floor**

### **Entrance Hall 14' 9" x 5' 11" (4.50 x 1.80)**

The entrance hall provides an alcove providing cloak area, a pendant light fitting and coving to ceiling. There is an understairs storage cupboard and access to lounge and kitchen areas, and stairs to first floor landing.

### **Lounge/Dining Room 26' 3" x 12' 11" (8.01 x 3.93)**

Having dual aspect windows to front and rear aspects the lounge runs the length of property providing a lounge/dining room. The front PVC double glazed windows provide an additional window to the side aspect allowing additional light. There is ample lighting with two three-way light fittings, and additional wall lighting with one and two further two-way wall light fittings. A coal effect fire sits on a red tiled hearth set on brick and brick back and tiled mantelpiece provides a focal point in the room. There is coving to ceiling, integrated bookshelves and a fully glazed sliding patio door to patio and rear garden.

### **Kitchen 9' 10" x 7' 10" (3.00 x 2.40)**

Having a selection of dark wood cabinets and marble effect worktops, with inset twin rotund basins with mixer tap, tiled splashbacks and window over with outlook to rear garden. There is pantry, central light fitting and a separate door into an integral garage.





### **Garage 24' 3" x 14' 9" (7.40 x 4.50)**

The garage provides double folding doors and an additional single door for easy access through from the front driveway and there is a separate doorway from the kitchen. A further half glazed doorway at the rear of garage provides access to the rear garden.

### **First Floor**

#### **Landing 6' 11" x 7' 10" (2.10 x 2.40)**

Stairs from entrance hall lead up with turn on stairs to landing area, where there is a pendant light fitting and window to side aspect.

#### **Bedroom One 13' 2" x 10' 10" (4.01 x 3.30)**

With central light fitting, outlook to front aspect with additional side panel.

#### **Bedroom Two 12' 9" x 10' 10" (3.90 x 3.30)**

With pendant light fitting and outlook to rear garden.

#### **Bedroom Three 11' 2" x 7' 10" (3.40 x 2.40)**

With three way light fitting and outlook to front aspect.

#### **Bathroom 7' 0" x 5' 7" (2.40 x 1.70)**

With white bathroom suite comprising bath with shower over, wash hand basin on pedestal, low level WC and fully tiled over bath and half tiled on opposite wall and heated towel rail.

### **Outdoors**

At the front of the property there is a driveway for two vehicles and garage entrance. Alongside is a pathway to half glazed front door and low maintenance front garden. To the rear of the property a patio runs alongside the patio doors and the walled garden is mainly laid to lawn with planted established shrubs to borders.



## Location

Harbury is a highly desirable and thriving village that has a strong sense of community. Approximately five miles from Royal Leamington Spa, the village offers excellent facilities including village stores, milkshed, post office, doctors' surgery, library and chemist along with a choice of public house. The village hall offers various entertainment including film viewings. There are various clubs and activities to take up, including rugby, tennis and amateur dramatics. The village has a primary school and pre-school facilities.

It 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 Banbury stations. Euston can be reached from nearby Coventry. Harbury is also well placed for a wide range of state, private and grammar schools.

All room measurements are for guidance only.

**Council Tax** - Band D

**EPC Rating** – D

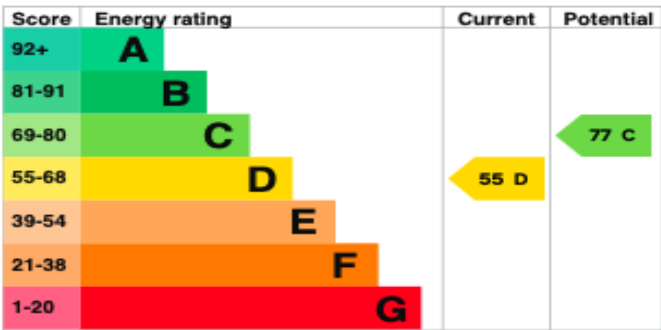
**Viewing** - Is highly recommended and strictly by appointment.



## Energy rating and score

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



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