



South Parade, Harbury

Two Bedroom Semi Detached Home
£345,000

A very well presented semi detached home in the very heart of Harbury village. The property is well maintained throughout and is just a short walk to village amenities. The property comprises, sitting room, kitchen/diner, study, two bedrooms, bathroom, conservatory, has parking for three/four vehicles and has a well established garden.

Ground Floor

Sitting Room – 16’ 5” x 13’ 1” (5.02 x 3.99)

A fully glazed door from the hall leads through to the sitting room where there is a window with outlook to the front garden. There is a wall mounted coal effect electric fire with glass front and a central pendant light fitting. There is TV and Wi-Fi points and glazed French doors lead through to the conservatory.

Kitchen/Diner – 9’ 10” x 4’ 11” (2.74 x 1.25)

With a selection of white wall and base units with complementary worktops and additional glazed display cabinets with internal lighting. There is a 1.5 stainless steel sink unit with drainer and mixer tap and tiled splash backs. Integrated appliances include an electric oven with four-way gas hob unit. There are down lights to ceiling and the flooring is ceramic tiling. There is also a dining area with pendant light fitting over and USB charging points. A Worcester Bosh boiler is also housed here. A single fully glazed door leads out to the rear garden.

Study – 6’ 3” x 4’ 3” – (1.92 x 1.31)

With laminate flooring and window looking out to front aspect.



Conservatory – 9' 10" x 9' 10" (2.77 x 2.77)

With non-reflective roof and French doors leading out to the rear garden.

First Floor

A U shaped staircase from entrance hall leads up to the first floor landing. There are dual aspect windows on the first rise and turning point of the staircase adding plenty of natural daylight.

Landing

There is a good-sized storage cupboard and access to loft.

Master Bedroom – 9' 10" x 13' 2" (2.77 x 4.02)

With fitted mirrored double wardrobes, coving to ceiling, TV point and outlook to rear garden.

Bedroom Two – 9' 10" x 9' 10" (2.77 x 2.77)

With two double mirrored wardrobes, coving to ceiling, TV point, and outlook to rear garden.

Bathroom – 9' 7" x 6' 3" (2.95 x 1.92)

The bathroom has a white bathroom suite comprising bath, separate shower unit, wash hand basin on pedestal and WC. There is an inset shelf with mirror over and shaving point. There are down lights to ceiling and an additional four way chrome light fitting. There is a heated towel rail and the bathroom is tiled throughout. A large frosted window allows plenty of natural daylight.



Outdoors

The front garden is mainly laid to lawn with planted borders. A driveway runs alongside providing parking for three/four vehicles and there is gated access to the rear of the property.

Rear Garden

Utility

A separate outbuilding with ceramic tiled flooring provides a utility where there are storage cupboards and space for a separate washer, dryer and freezer. There is also a separate WC, which is situated alongside the utility.

The garden is very well presented with a lush lawn and well-established shrubs and flowerbeds to the borders. A stone laid footpath runs the full length of the garden to the garden shed and there is a central area planted with flowers and shrubs. Trellising provides a partition to the garden shed and there is a patio area to the conservatory and kitchen area.

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, post office, doctors' surgery and chemist along with a choice of public house. There are various clubs and activities to take up.

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.

Council Tax – Band C

Viewing - Is very highly recommended and is strictly by appointment.





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