



Harger Court, Kenilworth

Offers In The Region Of £380,000

- Town Centre Mews Property Offered With No Chain
- Re Fitted Shower Room
- Gas Central Heating And Double Glazing
- Spacious Galley Kitchen
- Driveway And Integral Garage
- Three Well Proportioned Bedrooms
- South Facing Courtyard Garden
- Energy Rating D
- No Chain
- Warwick District Council Tax Band D

Harger Court, Kenilworth, CV8 1HJ

A town centre three-bedroom house located in a quiet cul-de-sac, convenient and walkable distance for all facilities and amenities. The accommodation comprises: entrance hallway, downstairs WC cloakroom, a single garage, and dining room. Fitted kitchen with rear access through UPVC door, a lounge with vaulted ceiling and to the first floor, there are three good bedrooms and a re-fitted shower room. To the outside of the property is a low-maintenance south-facing private rear garden. There is driveway parking to front. Internal viewing is advised. The property is sold with no chain.



Council Tax Band: D



Approach

Over a block paved driveway providing parking for two vehicles with an EV-rated charging socket to an enclosed timber porch with opaque glazed insets and a panelled door into the

Reception Hall

With courtesy lighting, coat hooks and door to the

Dining Room

large space with a window overlooking the front elevation, central ceiling light and doors off to

Kitchen

A well-planned galley kitchen fitted with a range of shaker-style wall and base units with a wood block rollover worktop. Appliances include a Neff double oven and grill, electric hob with stainless steel splashback, composite sink and drainer with mixer tap overlooking rear south-facing garden with an opaque glazed side door. There is space for a fridge/freezer and dishwasher. Housed in a cupboard is the Valiant boiler.

Lounge

Vaulted ceiling with patio doors opening onto the south-facing rear courtyard garden, fitted shelving with lighting, dogleg staircase to the first-floor landing with useful understairs storage.

Cloakroom

Comprising a wash hand basin with chrome mixer tap, low level WC with full-height ceramic tiling, central ceiling light, extractor and radiator.

Landing

Storage cupboard with shelving and access to all first-floor rooms with overhead glazed insets providing additional borrowed light.

Bedroom One

Front-facing double bedroom with a bank of fitted wardrobes with shelving and hanging rail, radiator and central light fitting.

Bedroom Two

Front-facing double with built-in wardrobe, shelving and radiator.

Bedroom Three

Rear-facing bedroom with radiator and central ceiling light.

Shower Room

Beautifully appointed with underfloor heating, LED

downlighters, vertical radiator and a walk-in mains-fed shower with full height ceramic tiling and flooring, glass screen with inset shelving. Fitted vanity unit with drawer storage and illuminated mirror with shaving point and concealed cistern WC.

Rear Courtyard

The paved courtyard is enclosed with panelled fencing and has several mature shrubs and trees. With outside tap and gated side pedestrian access through a timber gate

Single Garage

The internal lobby has a door with access to the garage which has a up and over door with power and is housing the gas meters.

Services

Mobile coverage

EE
Vodafone
Three
O2
Broadband

Basic
16 Mbps
Superfast
128 Mbps
Ultrafast
1800 Mbps
Satellite / Fibre TV Availability

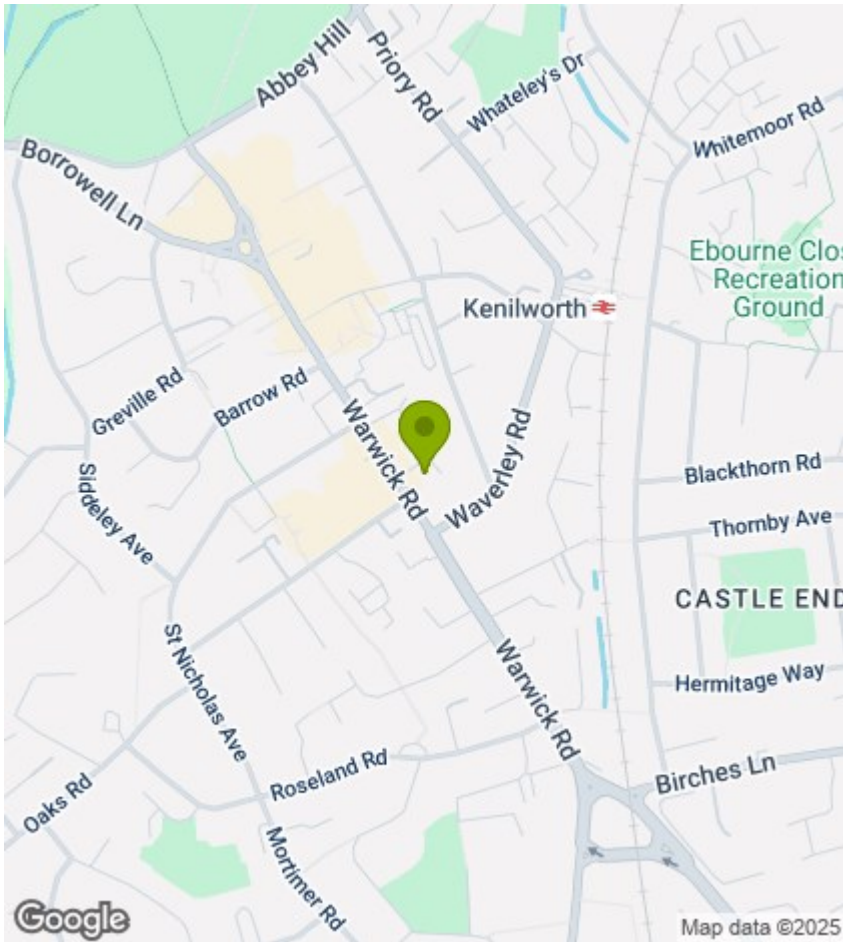
BT
Sky
Virgin

Tenure

The property is freehold.

Fixtures and Fittings

All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.



Viewings

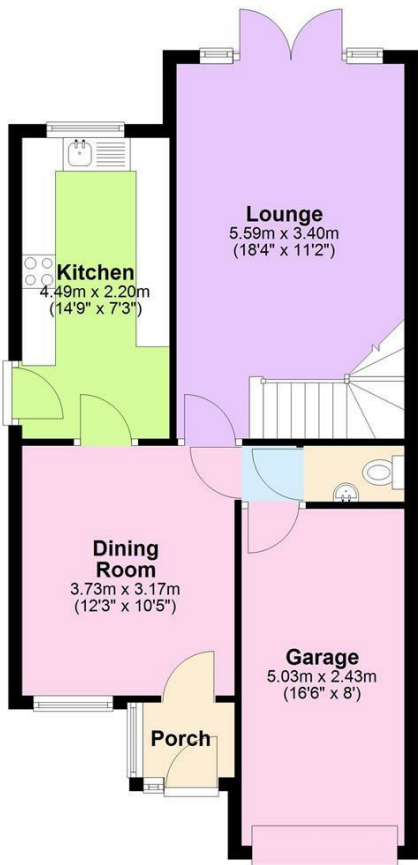
Viewings by arrangement only. Call 01926 857244 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Ground Floor



First Floor

