



36 Sutcliffe Drive

Harbury **CV33 9LT**

Guide Price £290,000

36 Sutcliffe Drive

Being offered for sale with the benefit of no onward chain, this detached two bedroomed bungalow is attractively situated within easy reach of amenities in the centre of Harbury village. Features of the gas centrally heated accommodation include spacious lounge/dining room with wood burner, kitchen with a range of modern white gloss units and re-fitted shower room with contemporary white fittings. Outside, there are gardens to front and rear, together with off-road parking, giving direct access to a brick garage. Overall this is an excellent opportunity to purchase a comfortable detached bungalow in the particularly popular and well-regarded village of Harbury.

LOCATION

Lying approximately six miles south-east of Leamington Spa and around three miles from the nearby market town of Southam, Harbury is a particularly popular village being well catered for with an excellent range of facilities. These include several public houses, a Co-op village store, together with post office, doctors' surgery and a thriving village hall. The village is well known for its strong sense of community and, despite its surrounding countryside, is also exceptionally well placed for access to major routes and the Midland motorway network, notably the M40. The Jaguar Land Rover and Aston Martin installations are also easily accessible at nearby Gaydon.

ALL ON THE GROUND FLOOR

CANOPY PORCH ENTRANCE

With hard wood effect double glazed entrance door to:-

ENTRANCE HALLWAY

With central heating radiator and door to:-

LOUNGE/DINING ROOM

6.40m x 3.05m (21'39" x 10'67")
Having wood burning stove standing on a stone slabbed hearth, UPVC double glazed bow window to front, window to the side and two central heating radiators.

KITCHEN

3.05m x 2.24m (10'36" x 7'04")
Being fitted with a range of modern units in a white gloss finish and comprising coordinating base and wall cabinets with roll edged worktops and tiled splashbacks, space for electric cooker with concealed filter hood over, double glazed window, central heating radiator and UPVC double glazed door giving external access to the side of the property.

INNER HALLWAY

With built-in airing cupboard housing the Vaillant gas fired boiler, access trap to roof space and doors to:-

BEDROOM ONE

3.96m x 2.44m (13'55" x 8'96")
With double glazed window and door giving external access to the rear garden and central heating radiator.

BEDROOM TWO

3.05m x 2.74m (10'42" x 9'00")
With double glazed window overlooking the rear garden and central heating radiator.

MODERN RE-FITTED SHOWER ROOM

With fully ceramic tiled walls and contemporary white fittings comprising low level WC with concealed cistern, inset wash hand basin with integrated storage below, walk-in shower enclosure with glazed screen and fitted shower unit, obscure double glazed window and chrome towel warmer/radiator.

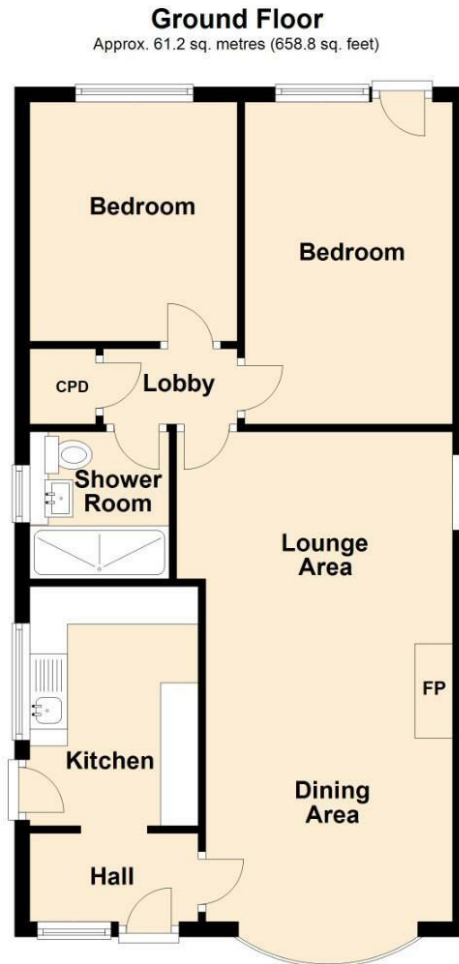
Features

- Detached Bungalow
- Popular Village Location
- Lounge/Dining Room
- Kitchen
- Two Bedrooms
- Re-fitted Shower Room
- Gardens
- Parking
- Garage
- No Chain





Floorplan



Total area: approx. 61.2 sq. metres (658.8 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band D - Stratford District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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