



22 Binswood End

Harbury **CV33 9LN**

Offers Over £250,000

22 Binswood End

This characterful end-terraced cottage is positioned a short walk from all amenities in the heart of the highly popular village of Harbury. Internally, the gas centrally heated accommodation includes a lounge/dining room, kitchen, two first floor bedrooms and first floor bathroom. Outside there is a lengthy garden to the rear with the cottage overall presenting an ideal opportunity for a first time purchaser or those seeking a modestly sized home of character to live in a village which has always been highly regarded for its facilities and sense of community.

LOCATION

Harbury lies approximately six miles south-east of central Leamington Spa and around three miles from the neighbouring market town of Southam. Within Harbury itself, there are a comprehensive range of day-to-day facilities including village shops, doctors' surgery, several public houses and a well regarded Church of England primary school. There are good local road links available including those to the Midland motorway network, notably the M40, as well as local access to the Jaguar Land Rover and Aston Martin installations at nearby Gaydon. Regular commuter rail services operate from Leamington Spa.

ON THE GROUND FLOOR

Cottage style entrance door opening into:-

LOUNGE/DINING ROOM

5.46m x 3.63m max (17'11" x 11'11" max)
With staircase off ascending to the first floor, door to understairs storage cupboard, recessed fireplace with quarry tiled hearth, exposed stonework to one side, double glazed window, central heating radiator and ledge and brace door to:-

KITCHEN

3.15m x 2.46m approx (10'4" x 8'1" approx)
Being fitted with a range of panelled style units comprising base cupboards including drawers and coordinating wall cabinets, roll edged wood grain effect worktops with tiled splashbacks, inset electric hob with filter hood over, electric oven having cupboards above and below, integrated fridge freezer, tiled floor and stable style door giving external access to the rear garden.

ON THE FIRST FLOOR

LANDING

With hinged access trap to the boarded roof space having retractable loft ladder and cottage style ledge and brace doors to:-

BEDROOM ONE (FRONT)

3.38m x 3.12m (11'1" x 10'3")
With built-in double wardrobe, further built-in storage cupboard over the stairs, central heating radiator, double glazed window and original cast iron fireplace.

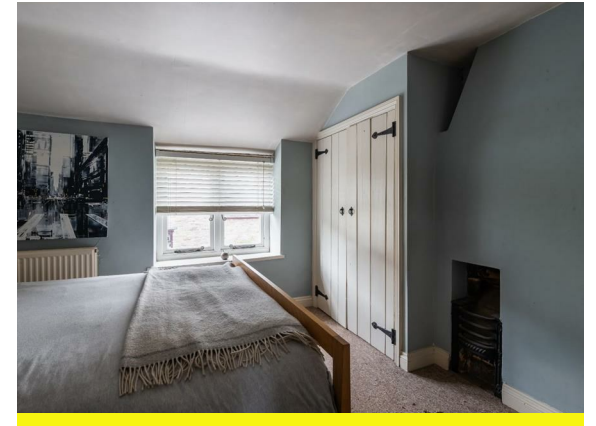
BEDROOM TWO (REAR)

3.18m x 2.46m (10'5" x 8'1")
With built-in cupboard housing the Glow Worm gas fired boiler, double glazed window and central heating radiator.

Features

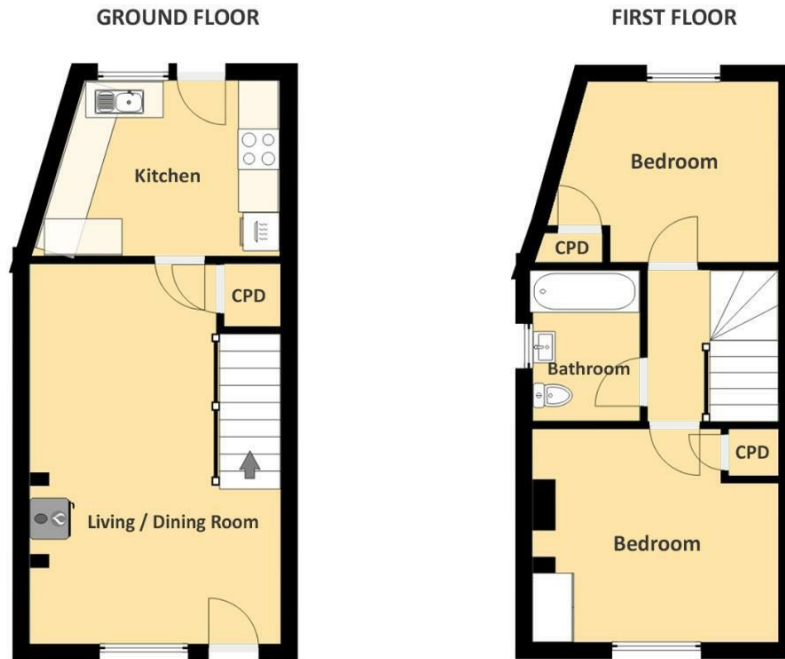
- End-Terraced Cottage
- Highly Popular Village Location
- Lounge/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Good Length Rear Garden
- Gas Central Heating





Floorplan

Internal Living Area 586sq ft / 54.43m²



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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 C - Stratford District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D	62	
(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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