

**FOR SALE**



**Harger Court, Kenilworth**

**4 Bedroom, 1 Bathroom, Semi-Detached House**

**Offers Over £400,000**





- Four bedrooms
- Spacious living dining room
- Downstairs cloakroom
- Conservatory
- Courtyard rear garden
- Garage and off road parking
- Town centre location
- No chain

A four bedroom semi detached house located in this popular area in the centre of Kenilworth. The property includes kitchen, spacious living dining room, conservatory, downstairs cloakroom, four bedrooms, garage and off road parking. The property has had recently refitted windows and doors throughout. Located in the heart of Kenilworth this property would be ideal for a family, first time buyers and someone seeking to downsize.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		

APPROACH Via a block paved and gravel driveway which leads to the front door.

ENTRANCE PORCH 4' 7" x 3' 6" (1.42m x 1.07m)  
 Double glazed front door, and door leading into the hall.  
 HALL 11' 2" x 3' 6" (3.4m x 1.07m) With door from the entrance porch, wood effect laminate flooring, central heating radiator, doors leading into the living room, kitchen, garage and cloakroom.



**KITCHEN 13' 1" x 7' 2" (4m x 2.18m)** A range of wall and base mounted units with work surface over incorporating a stainless steel sink with mixer tap, space for undercounter fridge and freezer, five ring gas hob with cooker hood extractor above, built under electric oven, space and plumbing for washing machine and dishwasher, central heating radiator, double glazed window to the front and double glazed door to the side.

**CLOAKROOM 7' 0" x 2' 10" (2.13m x 0.88m)** Low level W.C, wash hand basin, double glazed window to the side and wood effect laminate flooring.

**LIVING DINING ROOM 19' 4" x 16' 10" (5.89m x 5.13m)** With double glazed window and patio doors to the rear front, two central heating radiators, wood effect laminate flooring, television aerial point, telephone point and staircase rising to the first floor.

**CONSERVATORY 11' 5" x 8' 3" (3.48m x 2.53m)** Quarter brick UPVC construction, with power, lighting central heating radiator, wood effect laminate flooring and door into the rear garden.

**GARAGE 16' 6" x 7' 11" (5.03m x 2.41m)** With up and over door power and lighting.

**LANDING 10' 9" x 3' 2" (3.28m x 0.97m)** Staircase rising from the living room and doors leading into the bedrooms and bathroom.



**PRIMARY BEDROOM 11' 6" x 11' 2" (3.53m x 3.4m)** Double glazed window to the front, fitted wardrobes and central heating radiator.

**BEDROOM TWO 16' 4" x 7' 9" (5.0m x 2.36m)** Double glazed window to the front, fitted wardrobes and central heating radiator.

**BEDROOM THREE 10' 9" x 7' 9" (3.28m x 2.36m)** Double glazed window to the rear and central heating radiator.

**BEDROOM FOUR 11' 9" x 6' 6" (3.58m x 1.98m)** Double glazed window to the rear and central heating radiator.

**BATHROOM 7' 6" x 7' 0" (2.29m x 2.14m)** Panelled bath with shower screen, wall mounted shower, wash hand basin, low level W.C, tiling to the walls and double glazed window to the side.

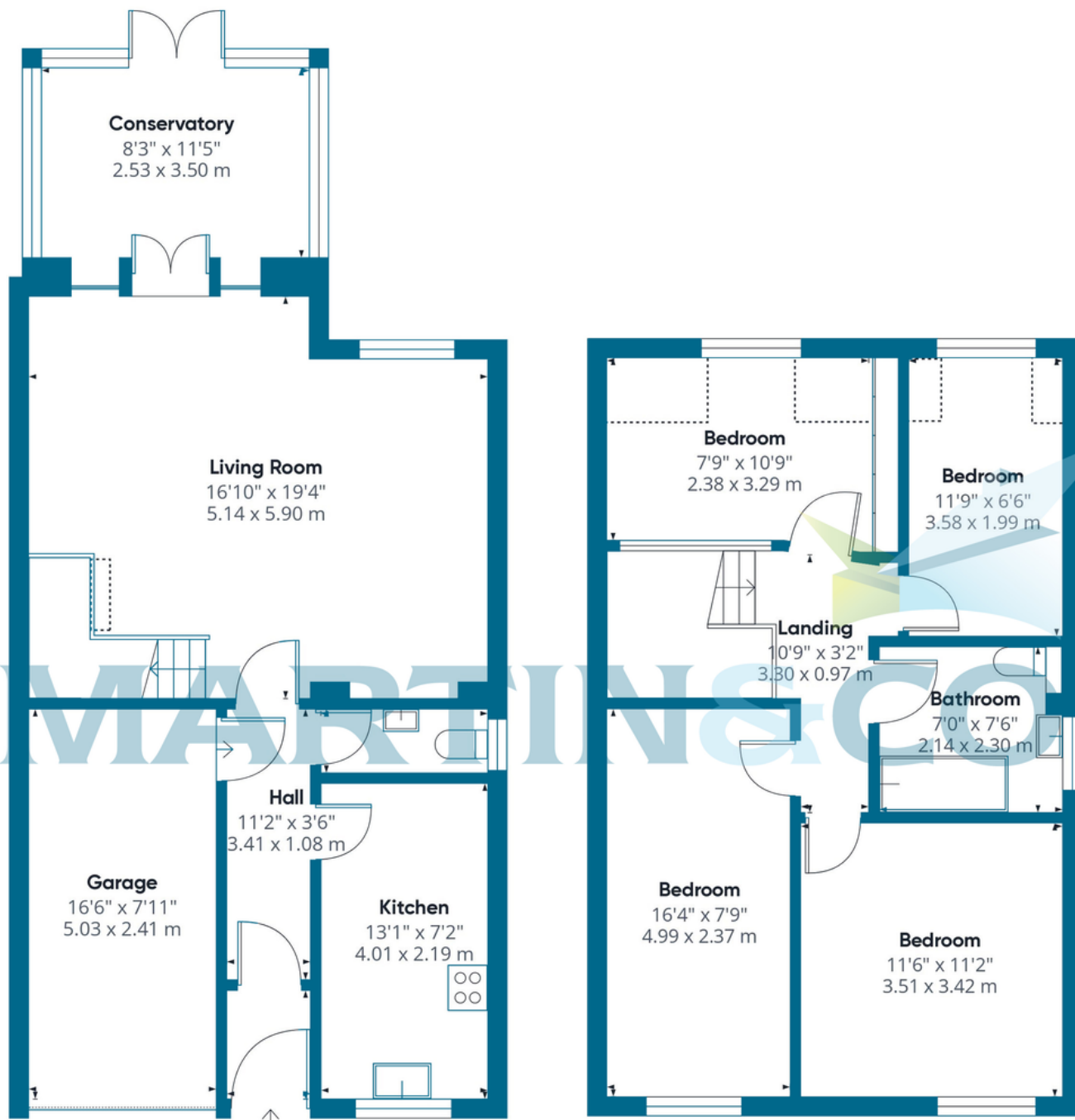
## OUTSIDE

**FRONT** Block paved and gravel driveway.

**REAR** Fence enclosed paved courtyard garden.







#### Approximate total area

1251.08 ft<sup>2</sup>

116.23 m<sup>2</sup>

**Martin & Co Leamington Spa** **01926 889 054**

38 Hamilton Terrace • Holly Walk • Leamington Spa •  
CV32 4LY <http://www.martinco.com>

T: 01926 889 054 • E: leamingtonspa@martinco.com

**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in or for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.