

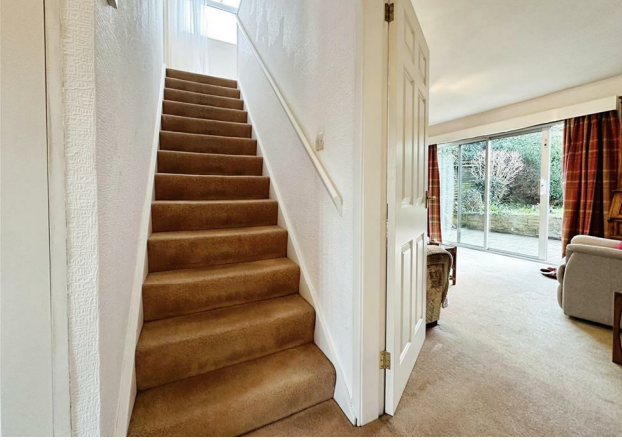


HEBER DRIVE, HARBURY

complete ●●●
SALES & LETTINGS



"Harbury is a beautiful, vibrant and popular village in Warwickshire just 5 miles South-East of Leamington. The village has plenty of shops, three pubs, doctors, church, There is a village hall and a village social club. There are playing fields behind the village hall with a playground, netball court, football pitches, a BMX track, a skate park, an all-weather walking route and a car park. The recreation ground has three tennis courts that are used by the village tennis club. Harbury has a Rugby football club with its own ground and clubhouse, which it shares with the village Cricket Club. The village also has a junior football club"



A 1960s detached home in the popular village of Harbury. The property offers good potential for further extension and modernisation subject to planning permissions. The property has an entrance hall, guest WC, living room, dining room, kitchen, three bedrooms and upstairs bathroom. Benefits from a good sized South facing garden and block paved drive to the front, with a garage. This home is offered with no chain and is located in the vibrant village of Harbury just South/East of Leamington and South of Rugby



It's in the detail...

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Entrance Hall

Timber glazed entrance door leads into the hallway, which has a double radiator, fitted dado rail, coving, stairs to the first floor doors to WC, living room and kitchen.

Guest WC

White toilet and small handbasin, coving and a single glazed timber window.

Living Room

With built chimney breast, with electric fire, aluminum double glazed sliding patio doors, that enjoying the garden view. An arch opens through to the dining room, doors to the hallway and the dining room.

Dining Room

With a uPVC double glazed window, radiator and door to the kitchen.

Kitchen

Original kitchen with worktops, cupboards and large white sink with mixer tap. Space and plumbing for a gas cooker. There's a radiator and a timber-glazed door to the side passage. Timber single glazed window to the front



Landing

Carpeted landing with a uPVC double glazed window and painted panel doors through to the three bedrooms and the bathroom. Loft hatch.

Bedroom One

A good size double bedroom with a uPVC double glazed window and a radiator.

Bedroom Two

A good size double bedroom with a radiator and a uPVC double glazed window overlooking the garden.

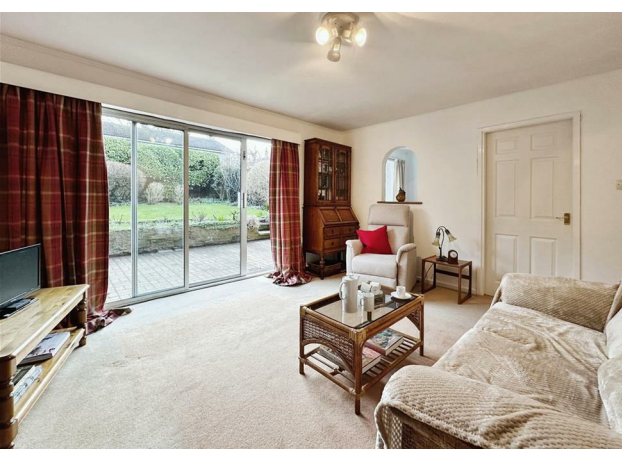


Bedroom Three

A single bedroom with a radiator and a uPVC double glazed window overlooking the garden.

Bathroom

Fitted with a large walk-in shower enclosure with an electric shower, grey pedestal hand-wash basin, with mixer tap, bidet, toilet, radiator, and storage cupboard over the stairs. There is wall lighting, an electric shaver point and uPVC double window.





Rear Garden

A South facing rear garden with a large area of block paved patio, with steps up to the lawn, which is boarded by well-stocked bedding with plants, flowers and evergreen bushes. There is side access down both sides of the house to the front.

Garage

Fitted with an up and over door, power and lighting. Wall-mounted gas combination boiler.

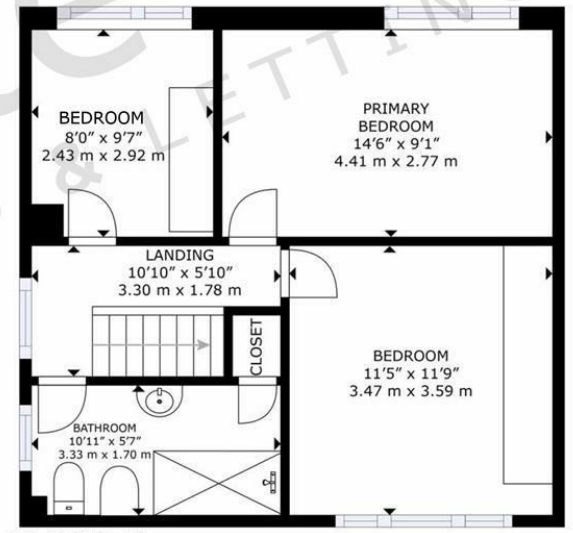
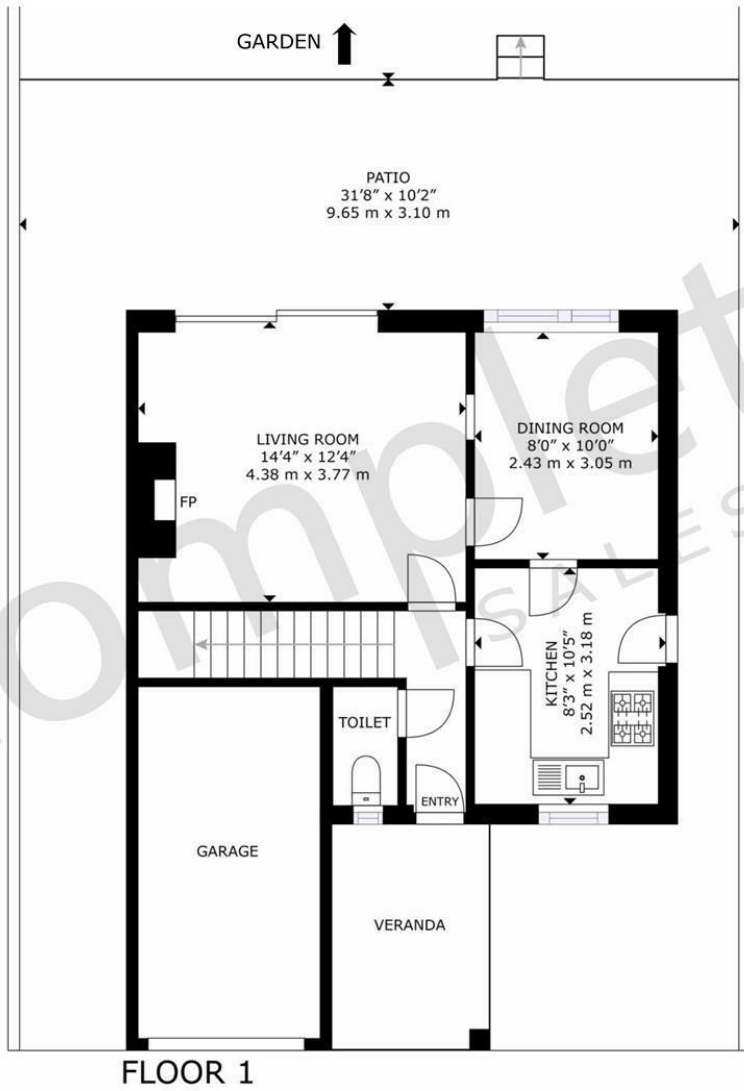
Parking & Front

Tarmac drive for two vehicles, a front garden which has a lawn, and plenty of bushes.

Location

Harbury has a well-deserved reputation as being one of the best communities in Warwickshire and continues to bring the concept of community spirit up-to-date into the 21st century. The village is a thriving and busy community that boasts a Church of England primary school, a doctor's surgery, three public houses, a Post Office, two supermarkets, a chemist and a hairdresser. Several other successful businesses operate within the centre of the village or on the small industrial estate on the site of the former water tower. There is a well-used village hall, an active church community, a community-run library and café, and a large number of





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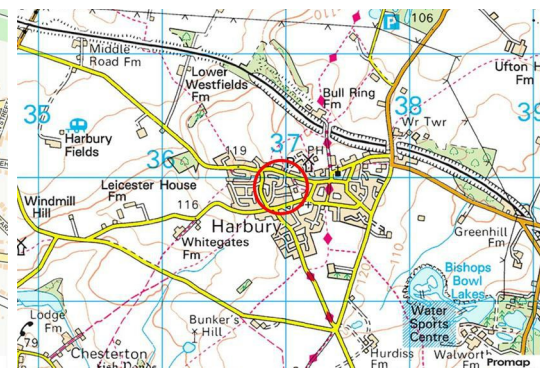
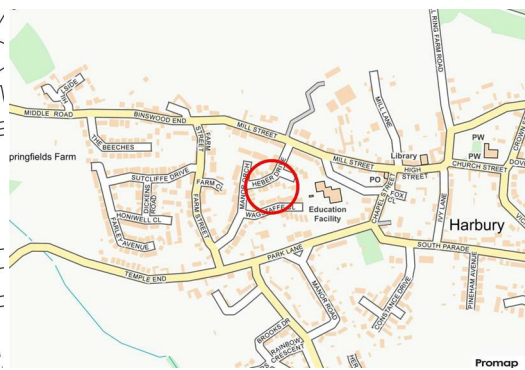
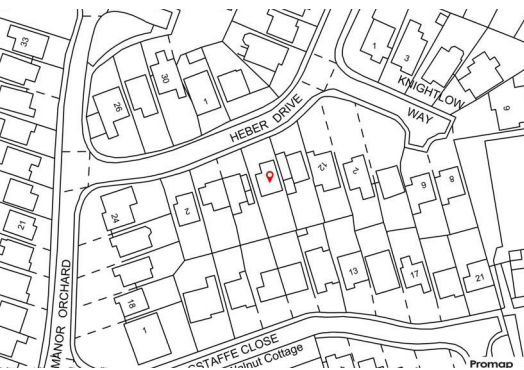
GROSS INTERNAL AREA
 FLOOR 1: 451 sq. ft, 41 m², FLOOR 2: 497 sq. ft, 46 m²
 TOTAL: 948 sq. ft, 88 m²
 EXCLUDED AREAS: PATIO: 317 sq. ft, 29 m², GARDEN: 1,021 sq. ft, 94 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



vibrant and successful community groups. Village events such as the Carnival and the Bonfire all contribute to the sense of living in a real community. Harbury is a great commutable location with easy access to the M40, M42 and Fosse Way. Mainline railway stations are within easy reach in (5 Miles away) Leamington Spa, Banbury and Warwick and there is an international airport in Birmingham, about 40 mins drive away.



- A detached 1960's Home
- Three Bedrooms
- Kitchen
- Potential For Upgrading/Extension- Subject To Planning
- Garage & Parking
- Popular Harbury Village
- Hallway & WC
- Two Reception Rooms
- South Facing Garden
- No Onward Chain



HEBER DRIVE, LEAMINGTON SPA

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (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

1 Binswood Street, Leamington Spa, Warwickshire, CV32 5RW
 Tel: 01926 887723
 sales@complete247.co.uk
 www.complete247.co.uk

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