



A lovely well configured bungalow providing generous living accommodation with well-proportioned rooms, across two floors. The ground floor provides bedroom, shower room, kitchen, sitting/dining room and conservatory, whilst on the first floor there is a further bedroom and large shower room. Outdoors there is garage with driveway providing parking for several vehicles and a low maintenance garden.

Ground Floor

Entrance Hall

Incorporating storage cupboard and leading through to bedroom, shower room kitchen and dining room.

Bedroom Two 11' 7" x 8' 1" (3.57 x 2.49)

Having coving to ceiling, light fitting, integrated storage cupboard and outlook to front aspect.

Bathroom 6' 0" x 5' 6" (1.84 m x 1.67 m)

Fully tiled shower room with a combination of tiles including a splash of mosaic tiling, shower cubicle with rain shower and wash hand basin inset on vanity cupboard and low level WC and chrome furniture. Wall hung touch light mirror and laminate flooring.

Kitchen 11' 2" x 8' 11" (3.4 m x 2.71 m)

With oak effect cabinets and complementing marble effect worktops. Integrated appliances include Kenwood eye level electric double oven, AEG four way electric hob; and space for dishwasher, and under counter fridge and freezer. There is a 1.5 stainless steel sink with drainer and mixer tap, wood effect vinyl flooring and tiled splash backs. Fully glazed door leads through to out to covered patio area with further half glazed doorway leading out to the rear garden.





Lounge 18' 1" x 12' 0" (5.5 m x 3.65 m)

With bay window having outlook to front aspect, wall hung electric fire, coving to ceiling, wall lighting and stairs up to first floor landing.

Dining Room 13' 1" x 9' 0" (4.0 m x 2.74 m)

Archway from lounge connects through to dining room where the coving to ceiling continues, wall lighting and French doors leading through to Conservatory.

Conservatory 10' 4" x 7' 10" (3.14 m x 2.39 m)

Having tiled flooring, blinds to windows and roof glazing and sliding doors to patio and garden room.

Garden Room 9' 1" x 7' 11" (2.77 m x 2.41 m)

Covered patio area with access to both the kitchen and conservatory, and further doorway to rear garden. There is also gated access to the driveway and garage.

First Floor

Bedroom One 12' 1" x 11' 8" (3.68 m x 3.55 m)

Having triple sliding wardrobe with mirrored doors, and coving to ceiling, central light fitting and outlook to rear garden.



Bathroom - 14' 0" x 8' 1" (4.27 m x 2.47 m)

With free standing shower cubicle, wash hand basin on pedestal, low level WC and storage cupboard. The bathroom is spacious and offers ample room for additional storage.

Outdoors

On approach to the property there is a driveway to the side of the property for approximately three vehicles with garage. The front garden is mainly laid to lawn with paving to frontage.

The rear garden has been designed with low maintenance in mind and offers a patio area with planted borders and established shrubs. There is gated access from driveway and a side door through to the garage. Further access to the garden is from the conservatory and kitchen.

Location

Harbury is a highly desirable and thriving village that has a strong sense of community. Approximately five miles from Royal Leamington Spa and only three miles to junction 12 of the M40, the village offers excellent facilities including two small supermarkets, milkshed, post office, doctors' surgery, library and cafe, beauty & nail salon, hairdresser, and chemist, along with a choice of public houses and a village club. The village hall is one of six community venues and offers various entertainment and events including the village show, local theatre performances and film viewings. There are over ten sporting clubs and over twenty community groups based in and around the village including rugby, tennis, football, cricket, scouts, guides, and amateur dramatics.





The village has a primary school (with before and after school care), a pre-school and a day nursery.

Harbury is also well placed for the Fosse Way, M40, A46, A425 and is a short distance from Stratford upon Avon and the Cotswolds.

London can be easily reached from Harbury in ninety minutes with frequent trains from Rugby to Euston or Banbury to Marylebone. Regular direct services to Solihull, Birmingham, Manchester, Sheffield and York run from nearby Leamington Spa. Harbury is also well placed for a wide range of state, private and grammar schools.

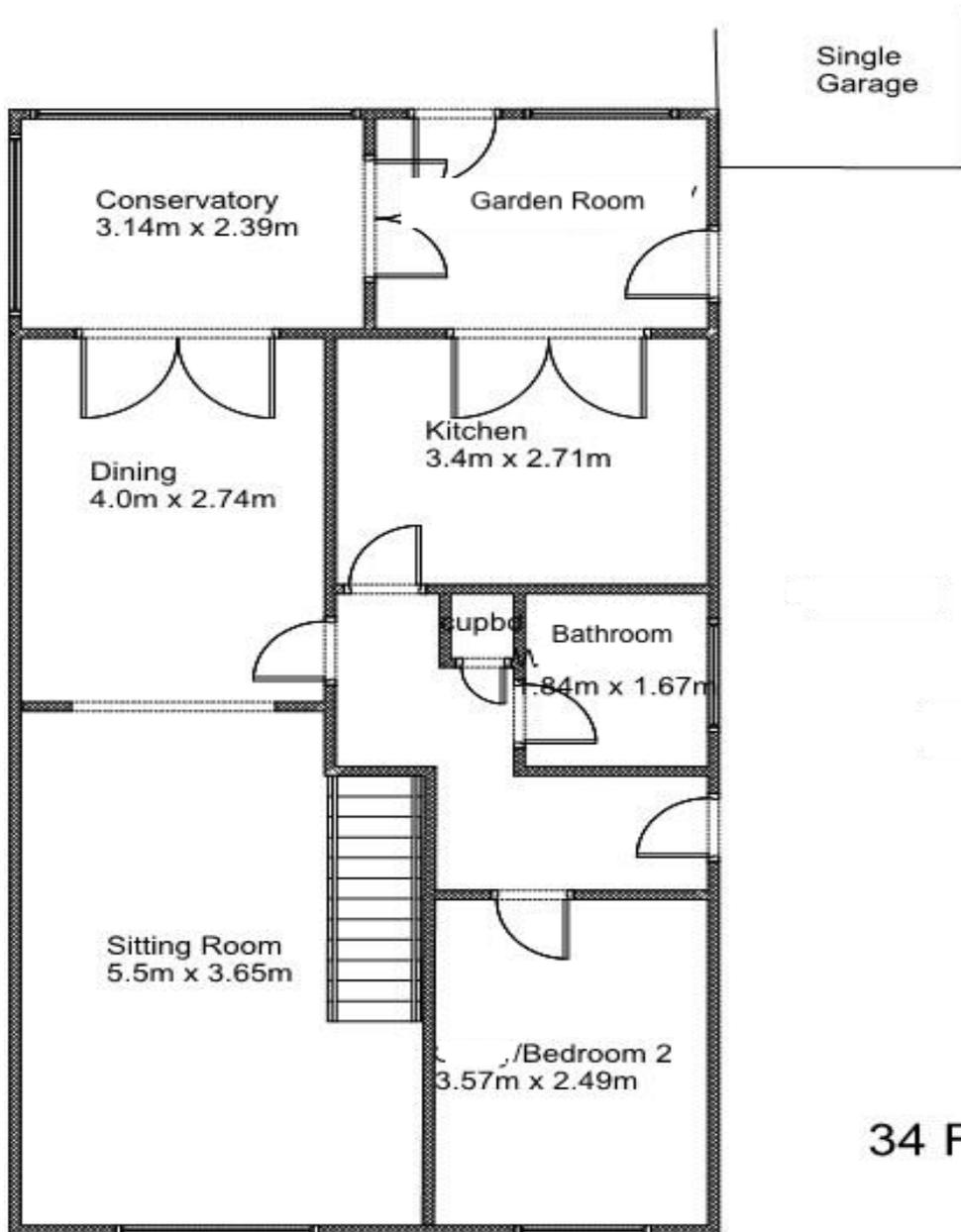
Council Tax Band C

EPC Rating F

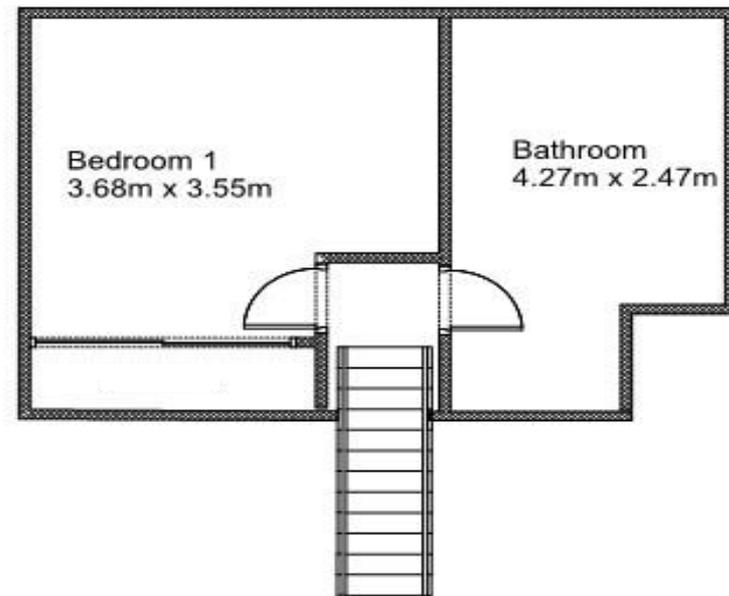
Viewing Is highly recommended and strictly by appointment.

All room measurements are for guidance only.





Ground Floor



First Floor

34 Farley Avenue

Energy rating and score

This property's energy rating is F. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E		
21-38	F	37 F	
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



KLEINMANN
PROPERTIES

3 Bull Ring Business Centre Church Terrace Harbury CV33 9HL
Tel: 01926 612463/07973 818404