



15 Sutcliffe Drive, Harbury
Leamington Spa

Guide Price £310,000





15 Sutcliffe Drive

Harbury, Leamington Spa

Two-bedroom semi-detached bungalow in popular Harbury, offering two double bedrooms, flexible living space, sunroom, private low-maintenance garden, garage and off-road parking. Available with no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Two double bedrooms with flexible accommodation arranged across two floors
- Bright living and dining room with fireplace and log burner potential
- Private low-maintenance garden, garage and off-road parking
- Available with no onward chain in the popular village of Harbury



Living Room

18' 2" x 11' 4" (5.53m x 3.45m)

Dining Area

9' 1" x 10' 11" (2.77m x 3.33m)

Kitchen

14' 9" x 10' 6" (4.49m x 3.21m)

Sun-room

10' 11" x 9' 6" (3.33m x 2.89m)

Bedroom 1

11' 8" x 11' 5" (3.55m x 3.47m)

Bedroom 2

12' 0" x 10' 1" (3.65m x 3.07m)

Shower-room

7' 3" x 5' 9" (2.20m x 1.75m)





GARDEN

GARAGE

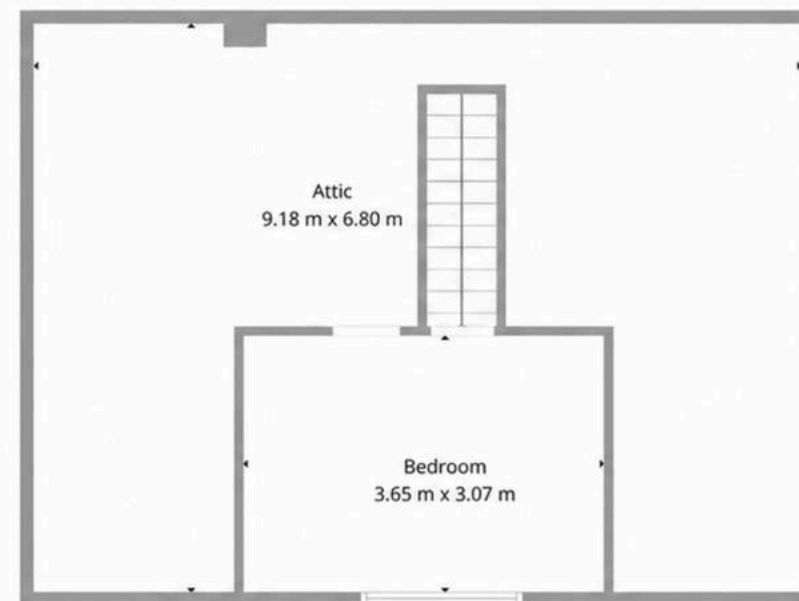
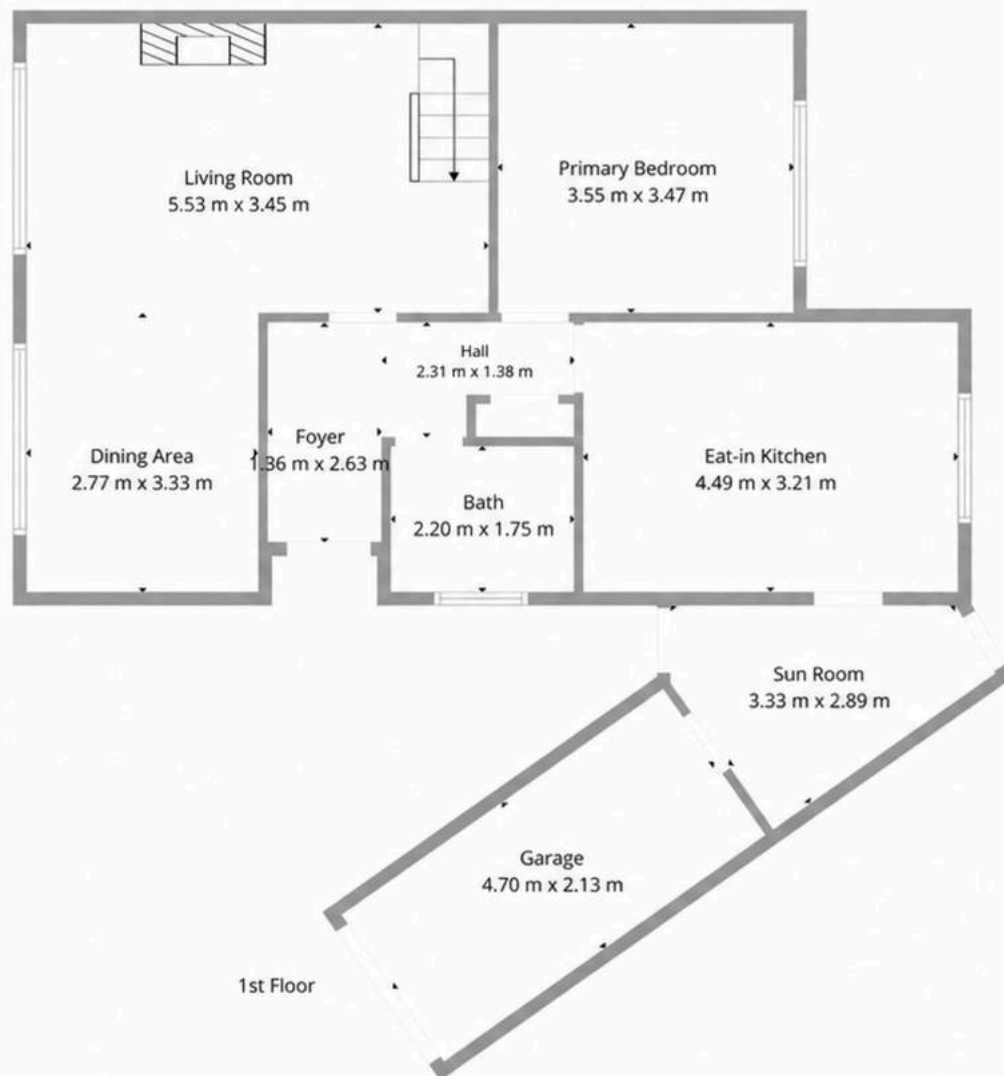
Single Garage

DRIVEWAY

1 Parking Space







2nd Floor

1st Floor

TOTAL: 90 m2
1st floor: 75 m2, 2nd floor: 15 m2
EXCLUDED AREAS: GARAGE: 10 m2, LOW CEILING: 17 m2, ATTIC: 21 m2,
WALLS: 13 m2



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