



## Harger Court, Kenilworth

Offers In The Region Of £415,000

- Three Bedroom Town Centre House
- Fitted Kitchen
- Downstairs Shower Room & Separate W.C
- Attractive Courtyard Garden & Driveway Parking
- Viewing Highly Recommended
- Three Reception Rooms
- Energy Rating D - 67
- Three Bedrooms
- Gas Central Heating & Double Glazing
- Warwick District Council Tax Band D



# Harger Court, Kenilworth CV8 1HJ

A town centre three bedroom house located in a quiet cul-de-sac location convenient for all facilities and amenities. The accommodation comprises; entrance hallway, cloakroom and separate downstairs shower room. Fitted kitchen with side utility store and sitting room or bedroom four. Also, a lounge with vaulted ceiling and arch to dining room. To the first floor there are three good bedrooms and shower room. To the outside of the property is a low maintenance private rear garden. There is driveway parking to front. Internal viewing is advised.



Council Tax Band: D



### **Approach**

Over a block paved driveway to an enclosed porch with hardwood panelled and opaque glazed door with inset matting, panelled and internal glazed door into the

### **Reception Hall**

With vinyl floor, ceiling light, coving and door to the

### **Separate Cloakroom**

With a low level w.c, wall mounted wash hand basin with tiled splash back, opaque glazed window to side passage, radiator, vinyl floor.

### **Downstairs Shower Room**

With a two piece white suite with wall mounted wash hand basin, corner shower cubicle with mains fed shower, extractor fan, ceiling down lighter, vinyl floor.

### **Sitting Room/Bedroom Four**

9'11" x 8'0"

With radiator, ceiling light, coving, t.v point, double glazed window to front.

### **Kitchen**

12'5" x 6'9"

Fitted with a range of matching cream Shaker style base and wall units with wood block effect rounded edge work surfaces with one and a half bowl stainless steel sink with chrome mixer tap. Integrated appliances to include a single fan assisted oven and grill with four ring stainless steel gas hob, matching splash back and concealed illuminated extractor hood. Space and plumbing for tumble dryer, carousel corner cupboard and pull out pantry style cupboard. Space for small breakfast table, double glazed window to the front. Panelled door to

### **Side Lobby**

With space for freestanding fridge and freezer, space and plumbing for washing machine, ceramic tiling to floor, shelving, doorway to front and rear, ceiling light and Velux roof window.

### **Lounge/Dining Room**

17'10" x 18'3"

With feature vaulted ceiling, feature fireplace with electric fire, sliding patio door on to the garden,

three wall light points, useful understairs open storage space with open tread stairs rising to the first floor and archway to the dining area. There are two radiators, ceiling lights, coving and two wall light points. Double glazed window overlooking the rear garden and patio.

### **First floor Landing**

With ceiling light, door to

### **Double Bedroom One**

12'0" x 10'4"

With double glazed dormer window to front, radiator and a built in wardrobe. There is access to roof storage, fully insulated with retractable ladder.

### **Double Bedroom Two**

15'5" x 8'1"

With double glazed dormer window to front, radiator and ceiling light.

### **Shower Room**

With a three piece white suite with corner shower enclosure, Triton shower and glazed screen, low w.c and vanity wash hand basin with cupboard below, ceiling downlights, heated towel rail, ceramic tiling and timber panelling, opaque double glazed window to side, extractor fan.

### **Bedroom Three**

11'2" x 7'3"

With double glazed dormer window to rear, radiator, ceiling light, cupboard concealing the Glow Worm condensing boiler serving the hot water and central heating.

### **Rear Garden**

Attractively laid to low maintenance paving being fully enclosed by perimeter fencing with well kept block edged borders. A variety of shrubs and plants with ornamental small garden pond, outside tap and courtesy light included.

### **Front**

To the front of the property there is a block paved driveway, parking for one car and attractive rockery garden with planting and beech hedging to front boundary. To the side there is a secure wrought iron gate with useful bin access area.

## Tenure

The property is freehold.

## Services

All mains services are connected.

Mobile Coverage

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

80 Mbps

Ultrafast

1000 Mbps

Satellite / Fibre TV Availability

BT

Sky

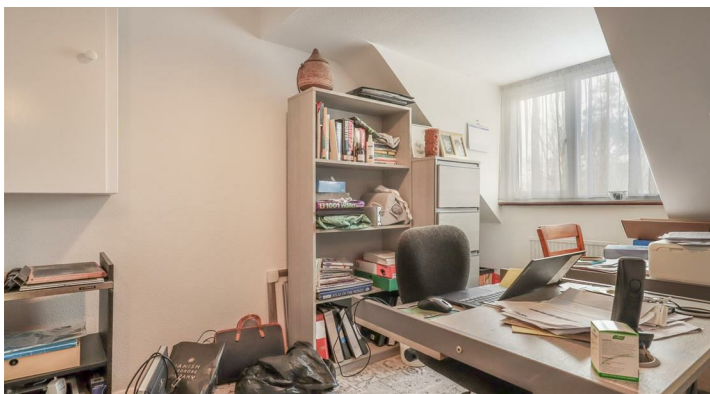
Virgin

## Fixtures & Fittings

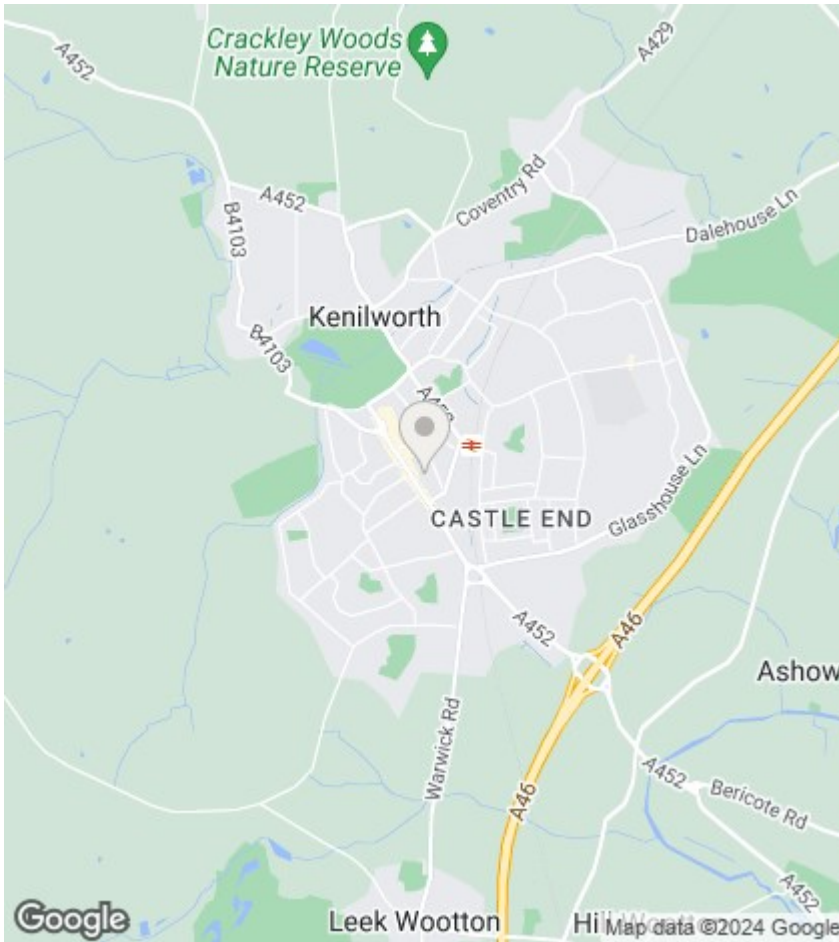
All fixtures and fittings as mentioned in our sales particulars are included; all others are expressly excluded.











## Viewings

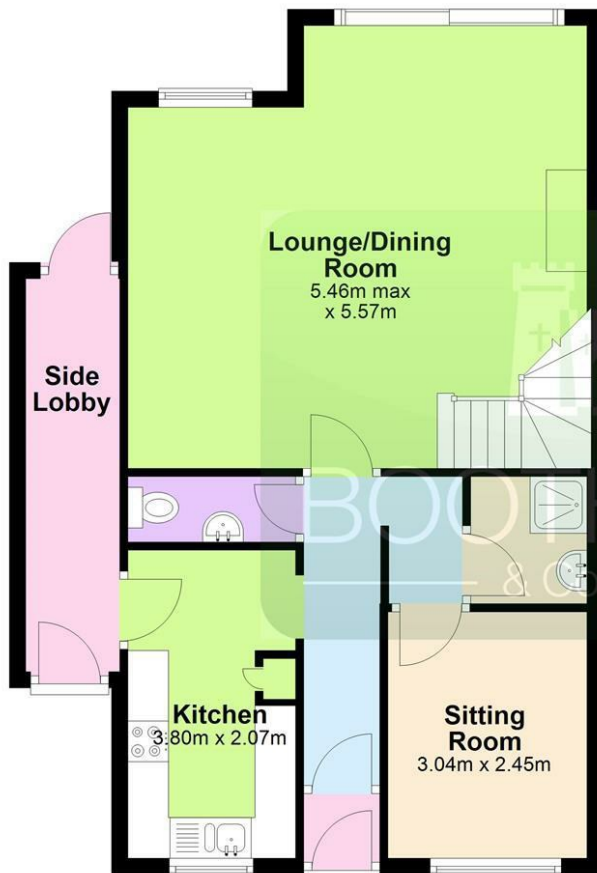
Viewings by arrangement only. Call 01926 857244 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

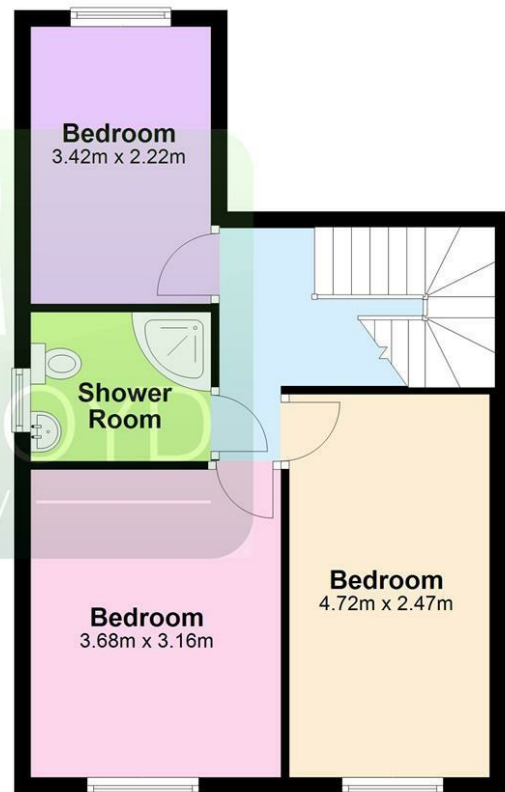
## Ground Floor

Approx. 61.5 sq. metres



## First Floor

Approx. 43.7 sq. metres



Total area: approx. 105.2 sq. metres