



Sold off Market in Harger Court

Asking Price £415,000

- Town Centre Mews Property Offered With No Chain
- Two First Floor Shower Rooms
- Fitted Kitchen With Integrated Appliances
- Driveway And Integral Garage
- Rear Lounge With Separate Dining Area
- Three Well Proportioned Bedrooms
- EPC Rating D - 63
- Gas Central Heating And Double Glazing
- Attractive Courtyard Garden
- Warwick District Council Tax Band D

19 Harger Court, Kenilworth CV8 1HJ

This property has been sold off-market.

Harger Court, Kenilworth – Town Centre Mews House

Nestled in a quiet cul-de-sac in the heart of Kenilworth town centre, this charming three-bedroom mews house offers the perfect blend of convenience and comfort and is offered with no onward chain. The property features a modern fitted kitchen with integrated appliances, two shower rooms, and well-proportioned living spaces and three bedrooms.

Residents will benefit from private parking and just a short stroll from local shops, cafés, restaurants, and the historic Kenilworth Castle. This property is superbly positioned to enjoy all that this sought-after town has to offer, including excellent schools and transport links.

A rare opportunity in a prime location—early viewing is highly recommended.



Council Tax Band: D



Porch

Hardwood entrance door, tiled floor and door into the hallway.

Hallway

Radiator and door into the garage. An archway leads into the kitchen.

Kitchen

16'0" x 7'5"

Fitted with a range of beech effect wall and base units. The base units have a stone effect counter with tiled splashbacks and an inset stainless steel sink unit with mixer taps. There is a Miele halogen hob and fan-assisted oven. Integrated fridge freezer, dishwasher and larder unit. The wall units have pelmet lighting and display cabinets. There is a small breakfast area.

Lounge

17'10" x 11'2"

With a dogleg staircase to the first-floor landing. Patio doors open onto the courtyard garden and a stone fireplace with a matching hearth and housing a coal-effect fire. Radiator, vaulted ceiling and an arch into the dining area.

Dining Area

10'11" x 7'2"

Window to the rear with a radiator beneath.

Cloakroom

With a close-coupled W.C. and wash hand basin. Radiator and medicine cabinet.

Landing

With doors off to

Bedroom One

9'4" x 12'6"

Having a dormer window to the fore with a radiator beneath and a bank of built-in wardrobes.

En Suite

With a corner cubicle with a thermostatic shower. Vanity wash hand basin and a concealed cistern wc. Tiling to splashbacks, medicine cabinet and a heated towel rail.

Bedroom Two

11'1" x 9'4"

Dormer window to the rear with a radiator beneath and a bank of built-in wardrobes.

Bedroom Three

14'11" x 8'0"

Dormer window to the fore with a radiator beneath. Built-in wardrobes with bedside cabinets and a chest of drawers.

Shower Room

Corner cubicle with a thermostatic shower, concealed cistern wc and a pedestal wash hand basin. Tiling to full height and also a heated towel rail, medicine cabinet and electric shaver point.

Rear Courtyard

The paved courtyard is enclosed with panelled fencing and has several mature shrubs and trees. There is a potting shed and gated side pedestrian access.

Driveway

Offering hardstanding and leading to the integral garage.

Garage

15'10" x 8'2"

With remote controlled door and having power and lighting.

Services

All mains services are connected.

Tenure

The property is freehold.

Fixtures And 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.

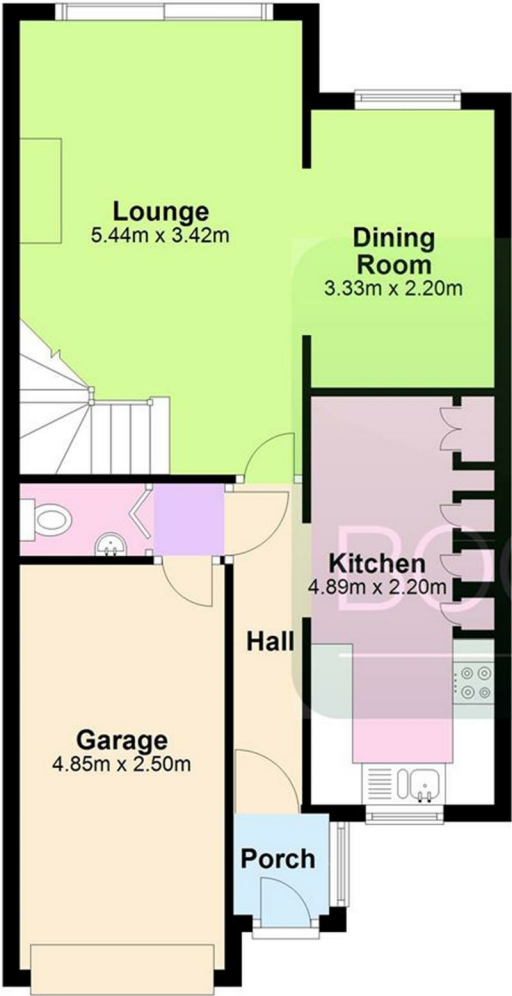
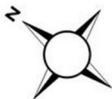
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C	63	
(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

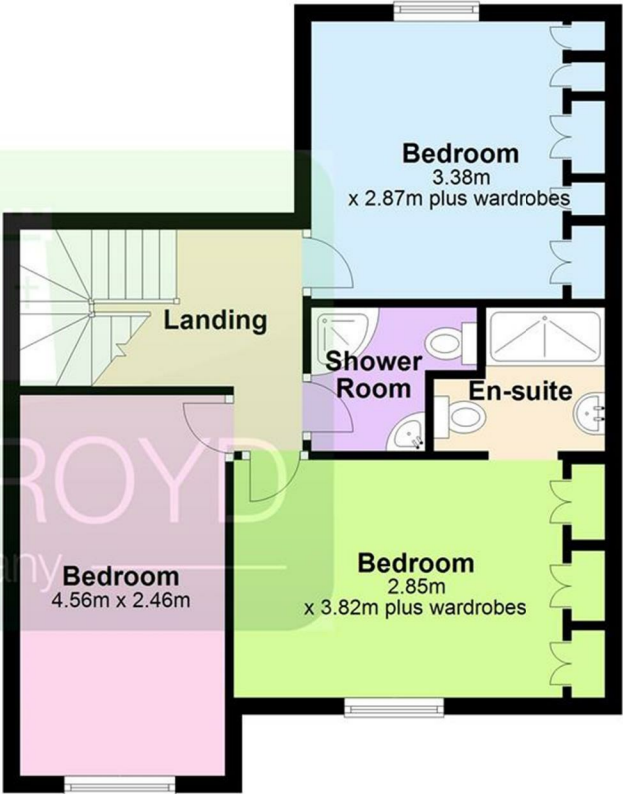
Ground Floor

Approx. 57.8 sq. metres



First Floor

Approx. 50.4 sq. metres



Total area: approx. 108.3 sq. metres