

## 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.

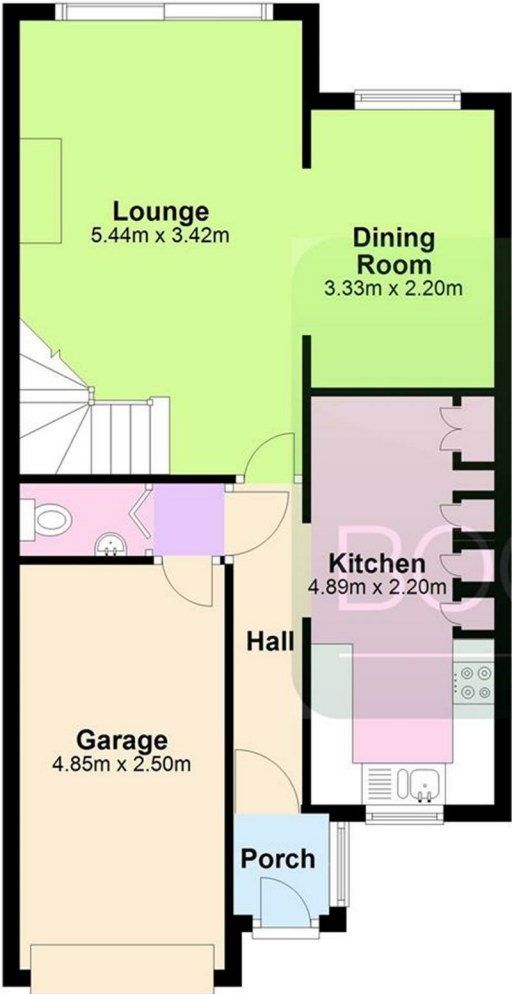
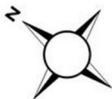
### EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>63</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		
England & Wales		EU Directive 2002/91/EC

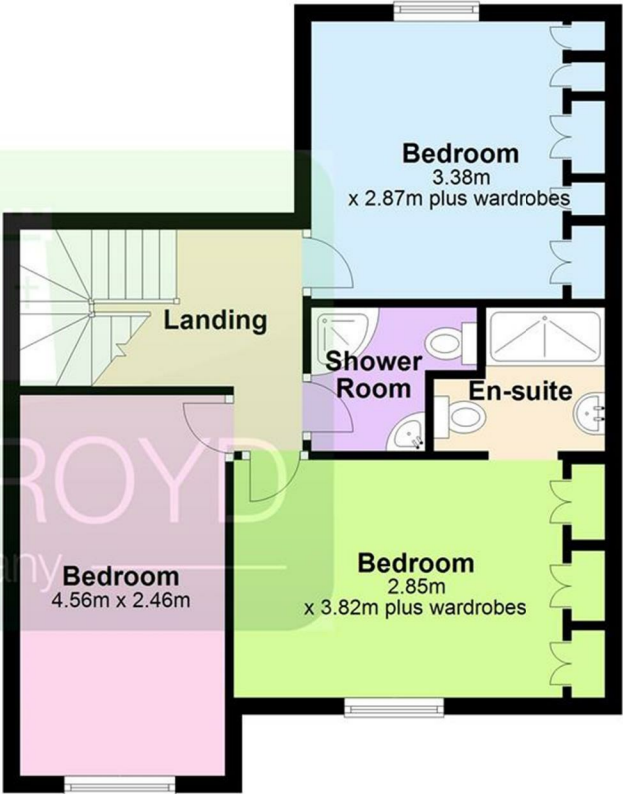
### Ground Floor

Approx. 57.8 sq. metres



### First Floor

Approx. 50.4 sq. metres



Total area: approx. 108.3 sq. metres