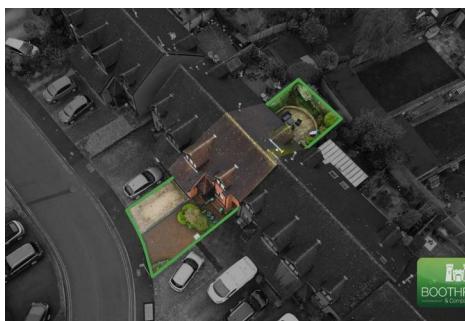




BOOTHROYD  
& Company



## Harger Court, Kenilworth

Offers In The Region Of £425,000

- Three Bedroom Town Centre Mews House
- Cloakroom & Integral Garage
- Feature Living Room With Cathedral Ceiling
- Three Double Bedrooms
- Garage/Driveway & Parking
- Porch & Dining Hall
- Energy Rating D - 63
- Fitted Kitchen With Appliances
- Luxury Austin Heath Refitted Shower Room
- Warwick District Council - Tax Band D

# Harger Court, Kenilworth CV8 1HJ

A well presented town centre property being within a central location having the benefit of a re-fitted kitchen and bathroom and offers: enclosed porch, dining room, re-fitted kitchen, good sized living room with cathedral style ceiling, first floor landing with access to boarded loft space, three double bedrooms, re-fitted family bathroom, cloakroom w.c., integral single garage, private rear garden, parking for two vehicles to the front. The property would be ideal for somebody downsizing due to its convenient town centre location and good condition.



3



1



2



D

Council Tax Band: D



## **Entrance**

Approached over a block paved pathway to enclosed porch with composite front door and full height opaque double glazed insets, quarry tiled floor leading into the

## **Dining Room**

12'4" x 10'3"

Radiator, double glazed window to front, central ceiling light, coving, telephone point, multi paned door to inner lobby with door to garage and door to

## **Cloakroom W.C**

With a refitted white suite with encased low level w.c. with a hose attachment, wall mounted wash hand basin, central ceiling light, extractor fan, ceramic tiling to all floors, white heated towel rail.

## **Lounge**

17'10" x 11'2"

High cathedral ceiling, radiator, open plan stairs, PVCu sliding patio doors overlooking rear garden, t.v. aerial and telephone points, four wall light points, feature wall mounted living flame effect electric fire, temperature control clock for the central heating, useful open understairs storage area.

## **Kitchen**

14'8" x 7'3"

Fitted with a range of matching white wood grain fronted base and wall units with marble effect rounded edge work surfaces, one and a half bowl and drainer stainless steel sink unit with central mixer tap, space and plumbing for automatic dishwasher, space for slot in electric oven with extractor hood over, space for large upright fridge/freezer, ceramic tiling to splashbacks, wall mounted Worcester Bosch condensing boiler serving the hot water and central heating, central ceiling strip light, range of double power points, double glazed door and matching window overlooking garden, side door leading to alleyway, vinyl floor, wall mounted electric isolation unit.

## **First Floor Landing**

Open tread stairs with split level landing, matching banisters rising to the first floor landing, central ceiling light, panelled door through to

## **Double Bedroom One**

9'4" x 14'7"

With double glazed window to front, ceiling light, t.v point, built in double wardrobe with sliding mirrored doors with hanging and shelving, additional single door wardrobe cupboard with hanging rail and shelf.

## **Double Bedroom Two**

14'11" x 8'0"

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

## **Double Bedroom Three**

11'3" x 11'5"

With radiator, double glazed dormer window to rear, built-in wardrobe/storage cupboard with slatted shelving (note this would be a useful space to create a en-suite).

## **Luxury Shower Room**

Quality fitted three piece Austin Heath shower room with large walk in shower enclosure with mains fed shower with chrome fittings and attachments, encased low level w.c with vanity wash hand basin with chrome mixer and useful cupboards below and above with fitted mirror and LED lights. Quality grey porcelain tiling to all walls and flooring, extractor fan, LED downlighters, access to insulated roof space.

## **Integral Single Garage**

15'10" x 8'2"

With electric roller door to front with power and light connected, fitted shelving with utility area with space and plumbing for washing machine and separate dryer, wall mounted gas meter.

## **Rear Garden**

Fully enclosed by perimeter fencing, laid to patio, good variety of shrubs with a raised brick wall edged boarder with outside tap, access to the front of the property via a shared side passage for wheelie bins with wall mounted boxed electric meters and wrought iron gate.

## **Outside**

To the front of the property there is a block paviour driveway with ample parking for two cars. There is a

grassed area opposite which belongs to the property which is planted with shrubs and plants.

#### **Tenure**

The property is freehold.

#### **Services**

All mains services are connected.

#### **Mobile Coverage**

EE

Vodafone

Three

O2

Broadband

Basic

16 Mbps

Superfast

142 Mbps

Ultrafast

1000 Mbps

#### **Satellite / Fibre TV Availability**

BT

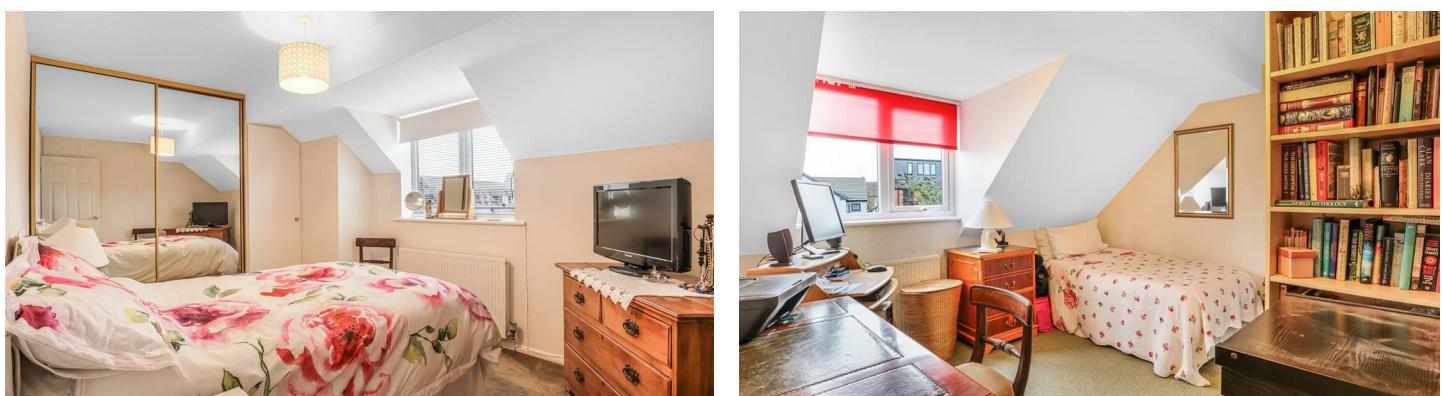
Sky

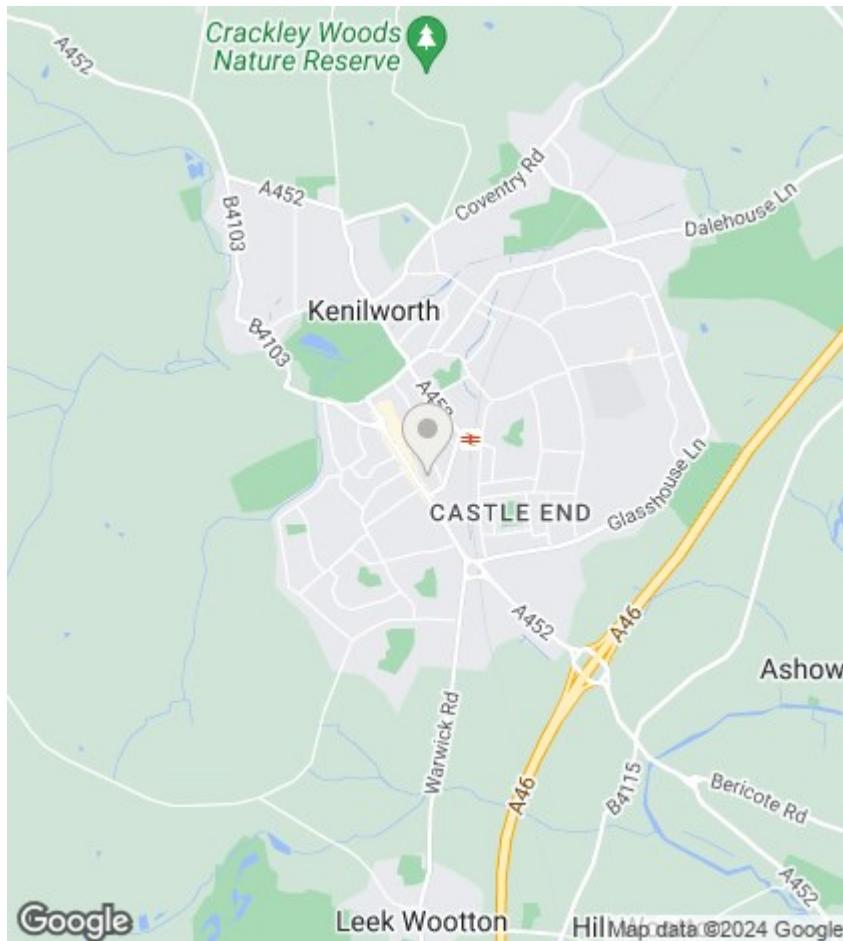
Virgin

#### **Fixtures & Fittings**

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







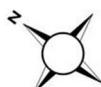
## Viewings

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

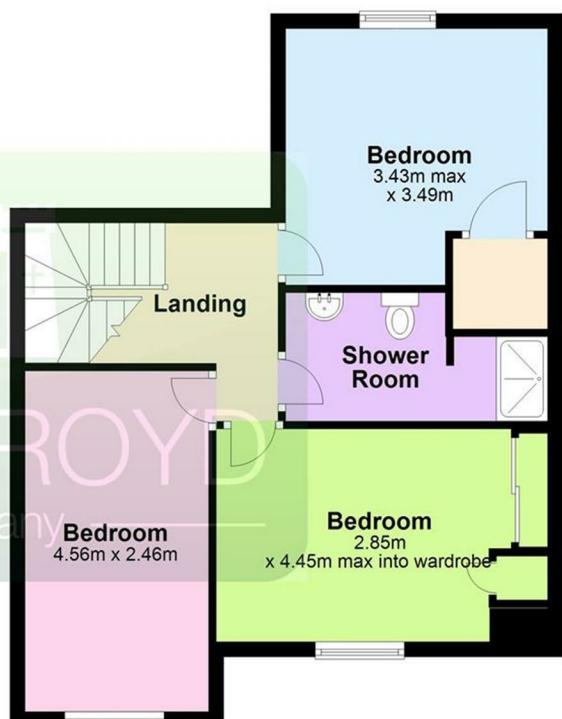
## EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		80	63
EU Directive 2002/91/EC			

**Ground Floor**  
Approx. 57.8 sq. metres



**First Floor**  
Approx. 53.2 sq. metres



Total area: approx. 111.1 sq. metres