



**FARLEY AVENUE
HARBURY CV33 9LX**

**GUIDE PRICE £295,000
FREEHOLD**

Set on a quiet cul-de-sac in the heart of the highly sought-after village of Harbury, and offered with no onward chain, this spacious two-bedroom detached bungalow presents an excellent opportunity.

FARLEY AVENUE

- 2 Bedrooms
- Detached Bungalow
- Off Road Parking
- Garage
- No Chain
- Great Potential
- Village Location



Set on a quiet cul-de-sac in the heart of the highly sought-after village of Harbury, and offered with no onward chain, this spacious two-bedroom detached bungalow presents an excellent opportunity.

Property Particulars:

-Upon entering the property, you are welcomed into an entrance hallway which provides access to all other rooms within the home and benefits from a convenient storage cupboard.

-Situated at the front of the home is a generously sized lounge, flooded with natural light from a bow window overlooking the front garden. The lounge conveniently gives access to the garden through a side door.

-The kitchen is also located at the front of the home and is fully fitted with a range of wall and base units, with under-counter space available for white goods and an oil fired boiler.

-At the rear of the home are two bedrooms overlooking the garden, both generously sized double rooms, offering the perfect opportunity for the next owners to add their own personal touch.

-The bathroom is conveniently located close to both bedrooms and is fitted with a bath with overhead shower, hand basin, and WC.

Garden & Exterior:

-This appealing property also benefits from a substantial wrap-around garden, mainly laid to lawn and fully enclosed, with a gardener's shed. The space offers the perfect opportunity to personalise and enjoy during the summer months.

-This home also benefits from a single garage with electricity, driveway parking, oil central heating, and double glazing throughout.

-This exciting property is surrounded by the South Warwickshire countryside and is just a short drive from the prestigious Royal Leamington Spa. With a wealth of village amenities on its doorstep, it presents an excellent opportunity to enjoy rural living within a thriving community.

Important Property Information:

Tenure: Freehold

EPC: D

Council Tax Band: D

Local Authority: Stratford On Avon District Council

Probate: Probate application pending

FARLEY AVENUE



Ground Floor
Approx. 72.4 sq. metres (779.4 sq. feet)



Total area: approx. 72.4 sq. metres (779.4 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).
Plan produced using PlanUp.



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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