



BINSWOOD END

HARBURY, CV33 9LN

GUIDE PRICE £225,000
FREEHOLD

Situated in the heart of the highly sought-after village of Harbury, this charming two-bedroom cottage presents an exciting opportunity for its next owners to modernise and personalise to their own taste. Offering plenty of potential, it is ideal for those looking to create a home tailored to their individual style and requirements.

BINSWOOD END

• Great Potential • 2

Bedrooms • Cottage • Village

Location • Snug • Courtyard

Garden • Store • Close To Amenities • Great

Road Links Nearby



Ground Floor:

-Upon entering the property, you are welcomed into an entrance hallway which provides access to all principal rooms within the home.

-At the heart of the home is the inviting lounge, featuring a charming fireplace that adds character and warmth to the space. The room also benefits from a useful understairs storage cupboard, providing practical additional storage.

-Leading through to the front of the property is the kitchen, fitted with a range of wall and base units that provide ample storage and workspace. Offering plenty of scope for improvement, the kitchen presents an excellent opportunity for a new owner to modernise and personalise the space to suit their own style and needs.

-At the rear of the home is the snug, a versatile room that can be used to suit a range of needs. French doors provide convenient access to the rear garden and allow plenty of natural light into the space.

-The ground floor accommodation is further complemented by a bathroom located at the front of the property, fitted with a bath and shower over, wash hand basin, and WC.

First Floor:

-The main bedroom is situated at the front of the property and is a generous double room, benefiting from built-in wardrobes that provide useful storage space.

-Bedroom two is located at the rear of the property, overlooking the garden, and offers well-proportioned accommodation. The room is versatile in its use and would also make an ideal home office or nursery.

Garden. Exterior & Further Property Information:

-Outside, the property benefits from a courtyard garden, providing a pleasant space for outdoor seating and al fresco dining during the warmer months.

-The property further benefits from gas central heating and double glazing throughout.

-Surrounded by the South Warwickshire countryside and with a range of local amenities nearby, this property offers excellent potential and enjoys the benefits of rural village living.

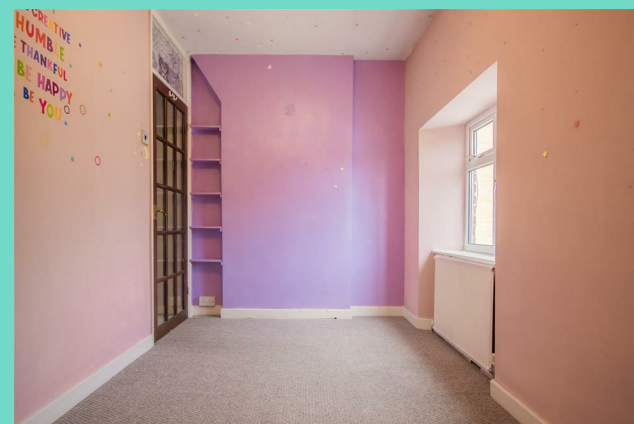
Important Property Information:

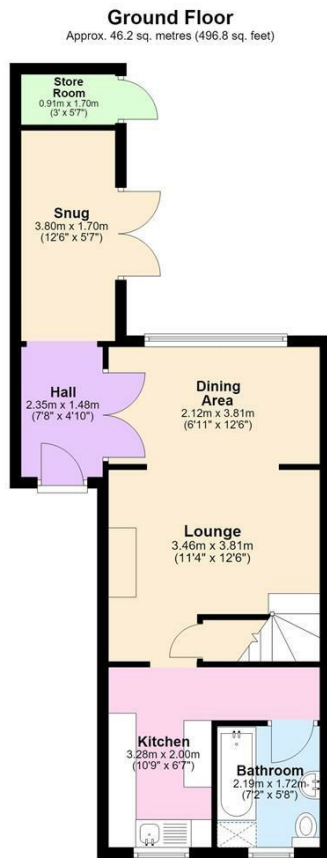
Tenure: Freehold

EPC: E



BINSWOOD END





Total area: approx. 70.5 sq. metres (758.5 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		82
(69-80) C		
(55-68) D		
(39-54) E	42	
(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

Head Office Sales
76 Coventry Street
Southam
Warwickshire
CV47 0EA

01926 81 82 88
support@insidehomeslimited.co.uk
www.insidehomeslimited.co.uk