

Peter Clarke



18a Frances Road, Harbury, Leamington Spa, CV33 9JG

Offers Over £250,000

A newly constructed semi-detached bungalow providing excellent contemporary accommodation, quietly located in a private cul-de-sac within the very popular village of Harbury with its excellent local amenities and village community.

The property has been recently completed by Milverton Construction, a reputable local builder to a very high standard with large breakfast kitchen having an excellent range of modern units with complementary work tops and tiling, living room with French doors to garden, two bedrooms and shower room. The property also benefits from under floor heating, double glazing and NHBC warranty. Early inspection is advised for this lovely bungalow which is available immediately.



HARBURY is an attractive and highly sought after village positioned approximately 7 miles south of Leamington Spa, offering excellent road links to the motorway network and access to Leamington Spa, Warwick Parkway for access to London, Marylebone. The village includes a church, well renowned Church of England School, doctors surgery alongside several :Public Houses.

ACCOMMODATION

ENTRANCE HALL with timber and glazed panelled door, cloaks cupboard and loft access.

LIVING ROOM with twin French doors giving access to the rear garden, tv point.

LARGE BREAKFAST KITCHEN fitted with a range of wall and base units having complementary work tops and tiling, sink unit with drainer, Zanussi ceramic hob with extractor hood over, built in oven, microwave, fridge freezer, dishwasher and washing machine.

BOILER CUPBOARD with combination gas fired central heating boiler, double glazed windows to two aspects.

BEDROOM ONE with double glazed window.

BEDROOM TWO with double glazed window.

SHOWER ROOM with large shower cubicle, vanity unit with inset wash basin, low level wc, complementary tiling.

OUTSIDE

FRONT the property is approached via a private tarmac drive and includes two parking spaces. There is also visitor parking and outside lights.

REAR there is a pleasant enclosed garden which is mainly lawn having patio area and side gate. There are planted trees and outside lights.



GENERAL INFORMATION

TENURE: We are informed the property is Freehold, although we have not seen evidence. Purchasers should check this before proceeding.

SERVICES: We have been advised by the vendor there is mains gas, electric, drainage and water are connected to the property. However, this must be checked by your solicitor before exchange of contracts.

RIGHTS OF WAY: The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.

COUNCIL TAX: Council Tax is levied by the Local Authority and is understood to lie in **Band D**

CURRENT ENERGY PERFORMANCE CERTIFICATE

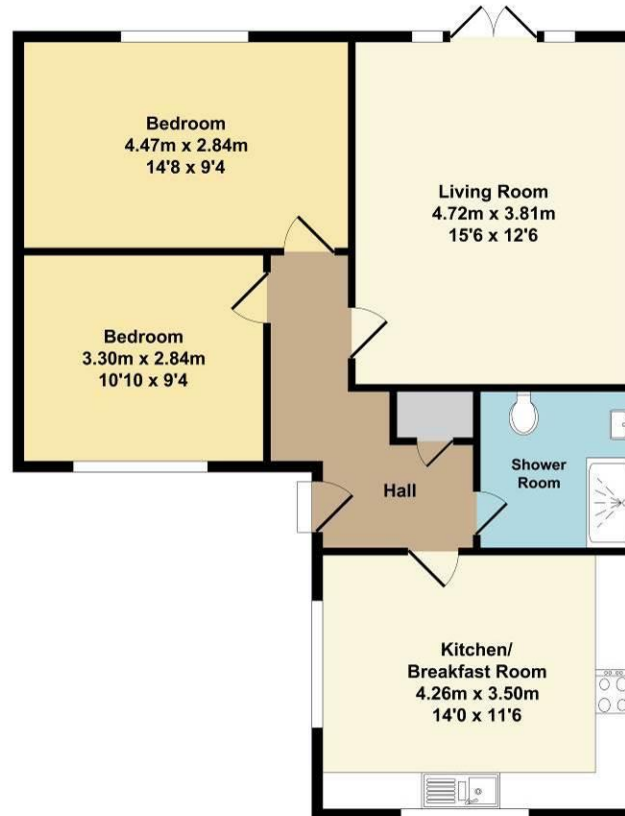
RATING: C. A full copy of the EPC is available at the office if required.

VIEWING: By Prior Appointment with the Selling Agents.



18A Frances Road
Total Approx. Floor Area 68.87 Sq.M. (741 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.



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DISCLAIMER: Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. (iii) we have not carried out a detailed survey and/or tested services, appliances and specific fittings. (iv) no person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property (v) it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.



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