



Ivy Lane | Harbury | CV33 9HN

Guide price £260,000



KINGSWAY
ESTATE AGENTS

Key features

- Central Village Location
- Renovated Kitchen & Bathroom
- End of Chain
- EPC Rating: D

Description

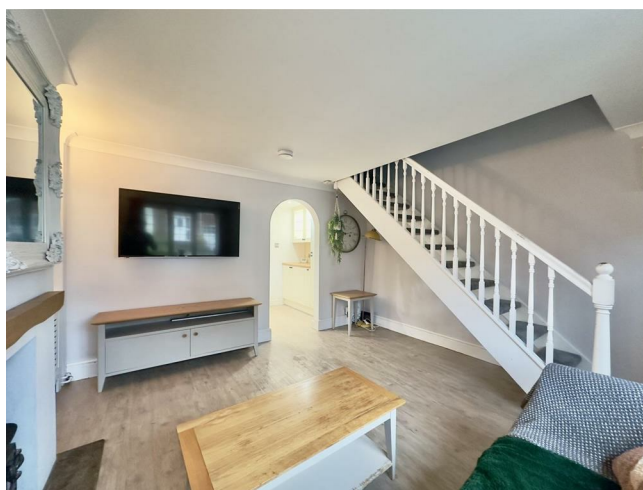
Kingsway Estate Agents are pleased to bring to the market this two bedroom cottage in a central village location. The property briefly comprises; lounge, kitchen, two bedrooms, bathroom, an outhouse that is being used as utility room, rear garden. Ideal location for all village amenities.

Harbury is a highly desirable and thriving village that has a strong sense of community. Approximately five miles from Royal Leamington Spa, the village offers excellent facilities including village stores, milkshed, post office, doctors' surgery, library and chemist along with a choice of a public house. The village hall offers various entertainment including film viewings. There are various clubs and activities to take up, including rugby, tennis and amateur dramatics. The village has a primary school and pre-school facilities.

It is also well placed for the Fosse Way, M40, A46, A425 and is a short distance from Stratford upon Avon and the Cotswolds. Rail links to London Marylebone run from Royal Leamington Spa and Banbury stations. Euston can be reached from nearby Coventry. Harbury is also well placed for a wide range of state, private and grammar schools.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: D



Living Room

12'6" x 12'4"

Kitchen

12'6" x 5'11"

Bedroom One

10'4" x 9'4"

Bedroom Two

8'0" x 6'6"

Family Bathroom

5'6" x 4'3"

Outhouse/Utility Room

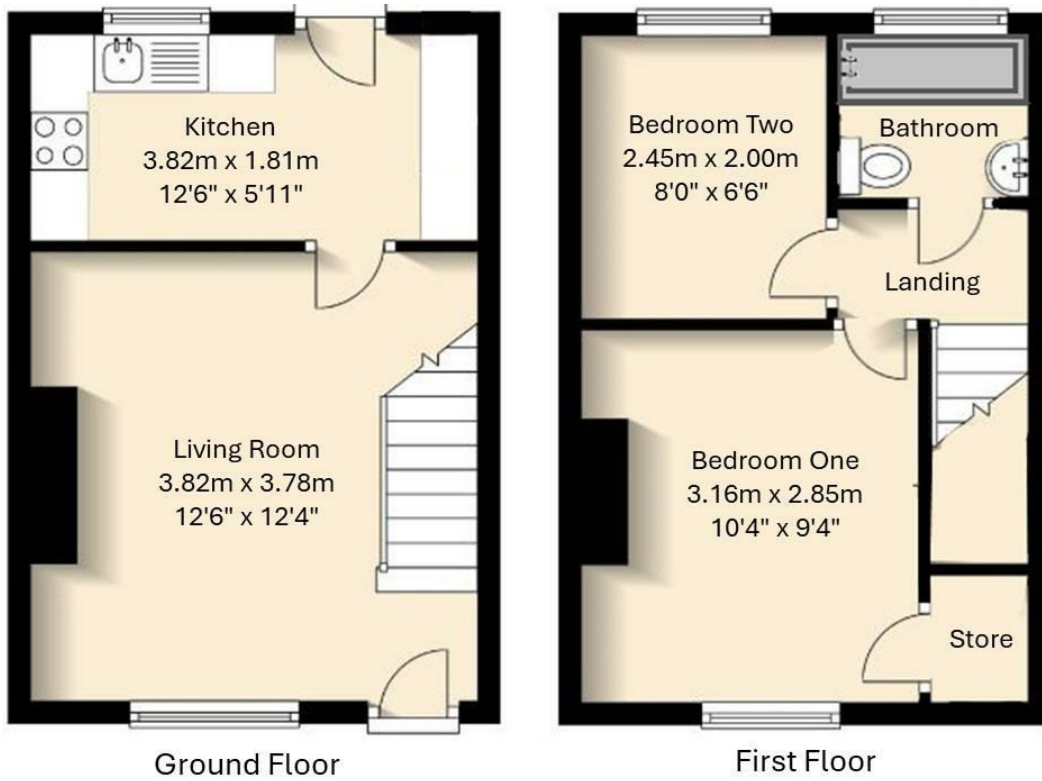
8'0" x 6'11"







Floor plans



Total Floor Area Approx. 38 sq. metres (409.02 sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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