



5 Harger Court | Kenilworth | CV8 1HJ

£360,000

A super opportunity to purchase this town centre mews home with three double bedrooms which is being sold by keen and motivated sellers on a 'Chain Free' basis. Harger Mews are very spacious and individual in design with vaulted cathedral ceiling in the lounge, there is a separate dining room, generous size kitchen, cloakroom and lounge with French doors to the sunny south facing courtyard garden. The bathroom has recently been refitted and has underfloor heating. Parking is easy with a double width driveway to the front and an integral garage.

- No Chain Involved
- Three Double Bedrooms
- Well Planned, Spacious Living
- Popular Town Centre Location
- Garage & Driveway Parking



Property Description

ENCLOSED PORCH

With coat hooks and door to:

DINING ROOM

12' 2" x 10' 3" (3.71m x 3.12m)

With radiator, telephone point door to inner hallway and door to:

KITCHEN

14' 7" x 7' 2" (4.44m x 2.18m)

Having an extensive range of cupboard and drawer units with matching wall cupboards and view of the rear garden. Inset single drainer sink unit, four ring electric hob having extractor hood over, Neff wall mounted double oven, Bosch slimline dishwasher and Indesit tall fridge/freezer. Further cupboard housing the Vaillant gas boiler. Personal side entrance door and tall wall mounted radiator.

LOUNGE

18' 3" x 11' 1" (5.56m x 3.38m)

With vaulted cathedral ceiling, radiator, understairs storage space and cupboard. French double doors to the rear garden and fitted media style wall unit with shelving and ample storage space.

INNER HALL

From the dining room this small inner hall provides direct access to the garage and a door to:

CLOAKROOM

With w.c., wall mounted wash basin, radiator and complementary tiling.

DOG LEG STAIRCASE TO FIRST FLOOR LANDING

With built in storage cupboard.

BEDROOM ONE

14' 8" x 8' 0" (4.47m x 2.44m)

With radiator and built in wardrobe.

BEDROOM TWO

10' 3" x 8' 8" (3.12m x 2.64m)

With radiator and built in wardrobe.

BEDROOM THREE

11' 4" x 7' 2" (3.45m x 2.18m)

A third double room located to the rear with radiator.

BATHROOM/SHOWER-ROOM

7' 3" x 5' 9" (2.21m x 1.75m)

A modern, refitted shower room with walk in shower having monsoon rain shower and glazed shower screen. Concealed cistern w.c., vanity wash basin with drawers under, tall wall mounted radiator and complementary tiling.

OUTSIDE

GARAGE

16' 1" x 8' 1" (4.9m x 2.46m)

Having an up and over door, light, power and personal entrance door into the property.

PARKING

There is a double width block paved driveway to the front of the property.

REAR GARDEN

The rear garden is in a courtyard design providing low maintenance whilst enjoying a sunny south facing aspect. A gate and path at the side of the property provides access.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

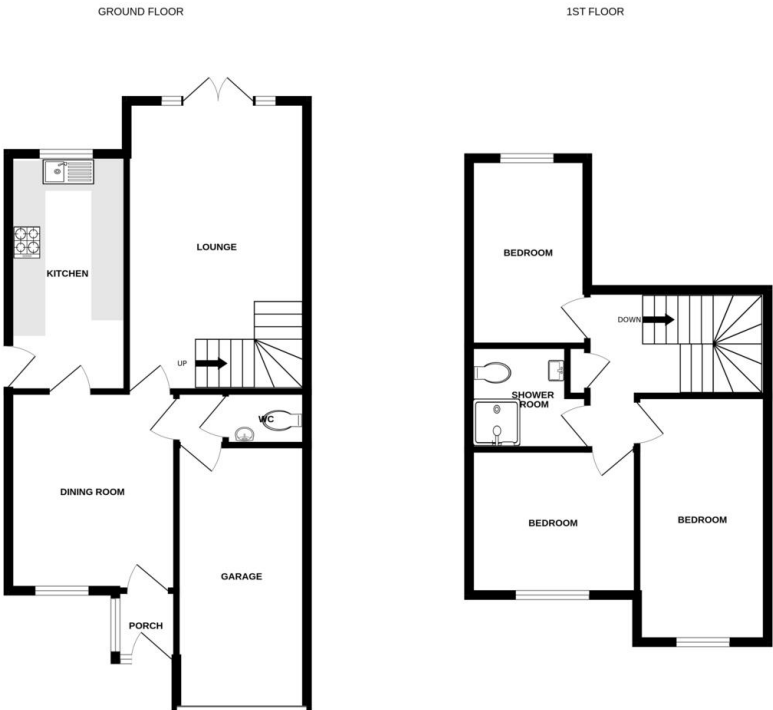
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy,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

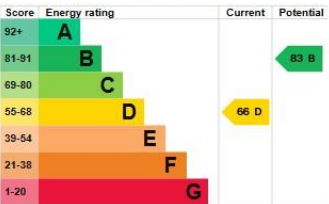


Measurements are approximate. Not to scale. Illustrative purposes only.
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Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60