



**Harger Court, Kenilworth, CV8 1HJ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* AVAILABLE EARLY NOVEMBER \*\*\*

This well proportioned 3/4 bedroom terraced house is conveniently situated within this popular cul de sac location just a short walk to Kenilworth town centre.

The accommodation comprises in brief; porch leading into dining room with wooden flooring further leading into galley kitchen with modern white high gloss units and black worktops. There are a range of integrated appliances including dishwasher, washer/dryer, double oven with electric hob, and fridge/freezer. There is also a downstairs double bedroom/office with en-suite shower room, and lounge with double height ceiling, UPVC doors leading to the garden and a wooden staircase leading to the first floor.

To the first floor there are a further two double bedrooms with useful built-in storage, a single bedroom and a family bathroom incorporating a full suite including shower over bath.

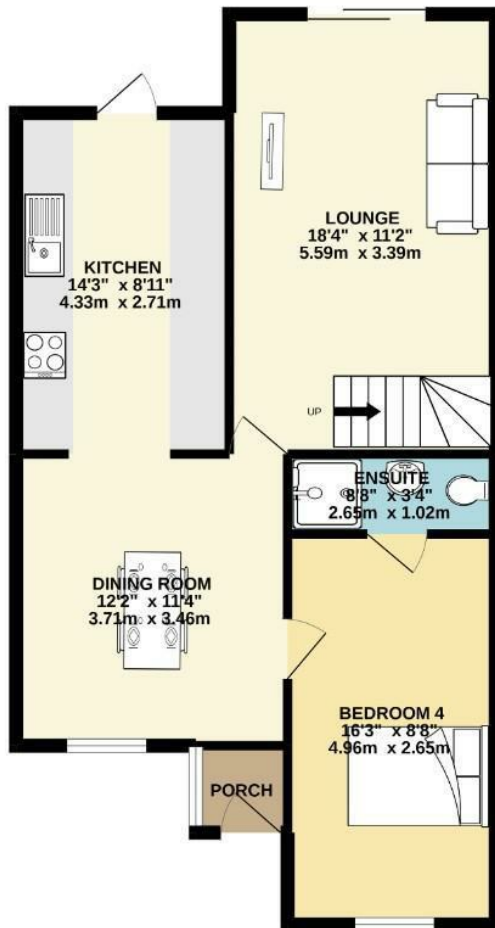
With driveway parking and private rear courtyard garden this property is offered unfurnished. Energy Rating D. Council Tax Band D.



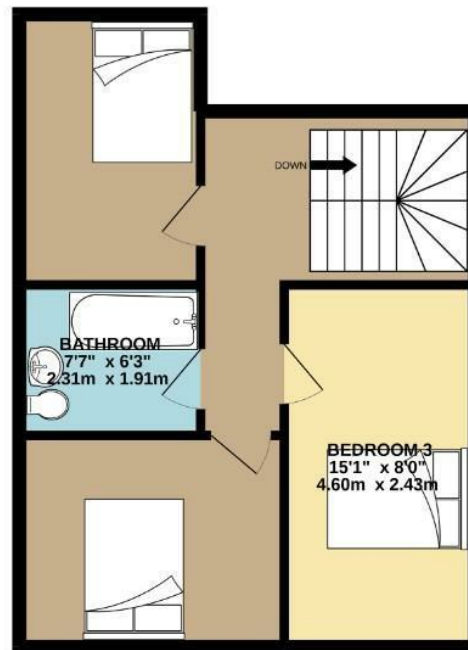




GROUND FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



1ST FLOOR  
456 sq.ft. (42.4 sq.m.) approx.



TOTAL FLOOR AREA : 1109 sq.ft. (103.0 sq.m.) approx.  
This floor plan is not to scale and is for guidance purposes only.  
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## Key Features

- AVAILABLE EARLY NOVEMBER
- Kenilworth
- 4 Bedrooms, 2 Reception Rooms, 2 Bathrooms
- Terraced House
- Unfurnished
- Spacious Family Living
- Driveway Parking & Courtyard Garden
- Walking Distance to Town Centre
- Energy Rating D
- Council Tax Band D

**PCM**  
**£1,650 PCM**

EPC Rating - D

Tenure -

Council Tax Band - D

Local Authority -  
Warwick District Council