



Percival Drive
Harbury
Leamington Spa
Warwickshire
CV33

Offers in Excess of £620,000

bettermove 

Percival Drive Leamington Spa

Bettermove are proud to present this 4 bedroom detached house in Harbury, available with no forward chain.

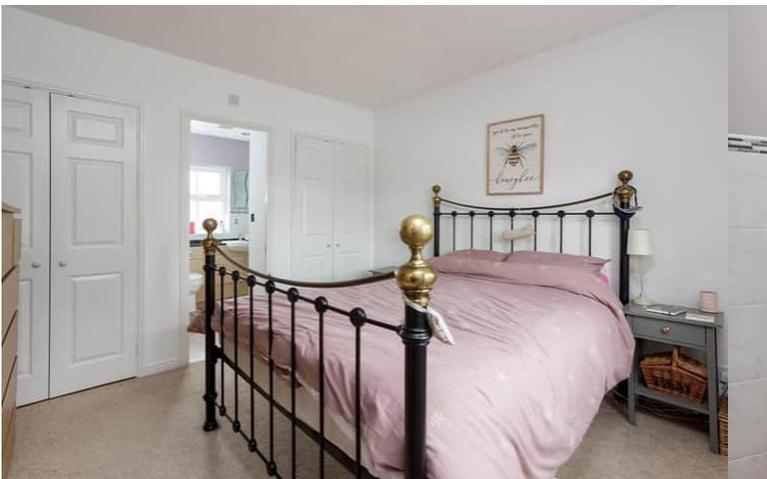
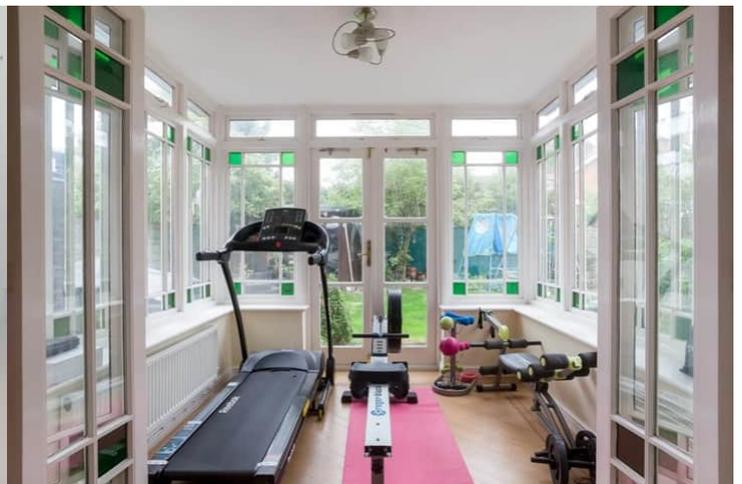
The property benefits from double glazing, and gas central heating throughout, with off street parking for 3 vehicles, as well as a double garage, with electric supply and additional storage.

The council tax band is F.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen/diner, with attached utility room, garden room, and WC on the ground floor. The first floor consists of four generously sized bedrooms, including three doubles, and one single, with the master bedroom benefitting from a private en-suite, alongside the family bathroom. Outside, the property boasts a patio to the conservatory area and raised beds for planting. The remaining garden area is mainly laid to lawn with mature planted borders. There is a fully glazed garden/office room with double doors, lighting, and independent heating.

Located in the sought after village of Harbury, approximately 5 miles from Leamington Spa, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Rail links to London Marylebone run from Royal Leamington Spa and Banbury stations, with a variety of local bus routes, and quick access to the M40, A46, and A425.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Approximate Gross Internal Area = 136.76 sq m / 1472 sq ft

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	80
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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