



# 13 Binswood End, Harbury

Leamington Spa

Offers in excess of **£440,000**





## 13 Binswood End

Harbury, Leamington Spa

Charming 3-bed 1700s terrace in Harbury. Blend of historic charm & modern living. Spacious, south-facing garden with outbuilding. Prime village location near amenities & transport links. Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Character cottage
- Desirable village location
- South facing garden
- Off-road parking
- 2 reception rooms
- Garden office



### Living room

16' 1" x 14' 9" (4.90m x 4.50m)

### Sitting / Dining Room

14' 9" x 9' 10" (4.50m x 3.00m)

### Kitchen / Diner

23' 0" x 6' 7" (7.00m x 2.00m)

### WC

### Master Bedroom

16' 5" x 7' 10" (5.00m x 2.40m)

### Bedroom 2

16' 5" x 6' 7" (5.00m x 2.00m)

### Bedroom 3

9' 6" x 9' 6" (2.90m x 2.90m)

### Bathroom

7' 3" x 6' 11" (2.20m x 2.10m)





**GARDEN**

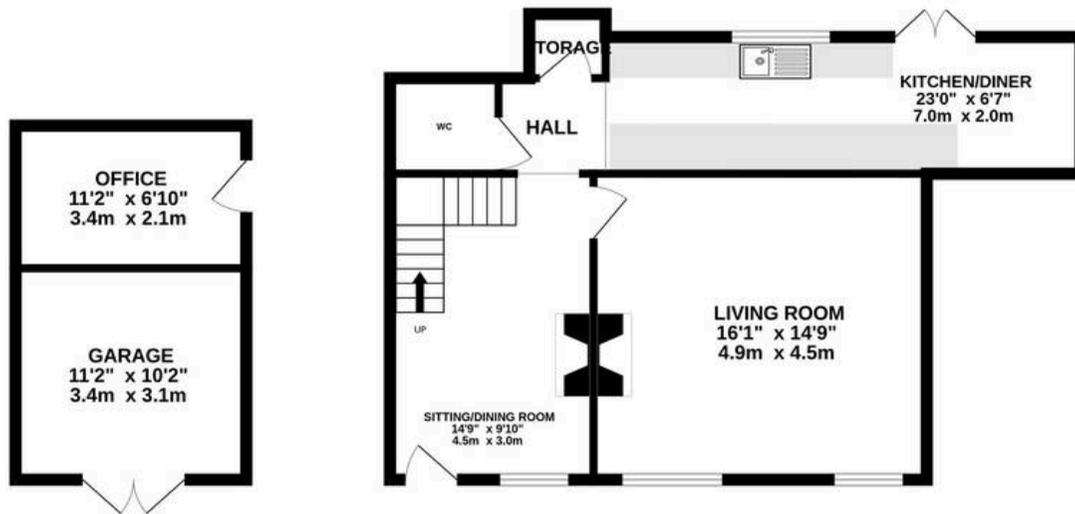
**DRIVEWAY**

2 Parking Spaces

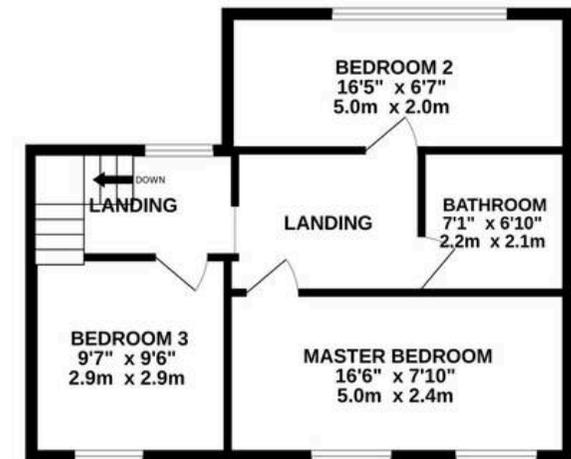




**GROUND FLOOR**  
769 sq.ft. (71.5 sq.m.) approx.



**1ST FLOOR**  
490 sq.ft. (45.5 sq.m.) approx.



**TOTAL FLOOR AREA : 1259 sq.ft. (117.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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