



2 Hillside, Harbury

Leamington Spa

Guide Price **£650,000**





2 Hillside

Harbury, Leamington Spa

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Utility room
- Double garage
- Highly sought-after village
- Recently renovated
- Living room with log burner
- Open-plan kitchen/diner



Living room

16' 9" x 13' 1" (5.10m x 4.00m)

Kitchen / Diner

28' 10" x 9' 10" (8.80m x 3.00m)

Study

9' 6" x 6' 7" (2.90m x 2.00m)

WC

Utility

6' 7" x 4' 11" (2.00m x 1.50m)

Master Bedroom

13' 9" x 13' 1" (4.20m x 4.00m)

En-suite

10' 2" x 5' 11" (3.10m x 1.80m)

Bedroom 2

12' 6" x 10' 2" (3.80m x 3.10m)

Bedroom 3

12' 2" x 10' 2" (3.70m x 3.10m)

Bedroom 4

8' 10" x 8' 2" (2.70m x 2.50m)

Bathroom

8' 2" x 7' 3" (2.50m x 2.20m)





GARDEN

DOUBLE GARAGE

2 Parking Spaces

DRIVEWAY

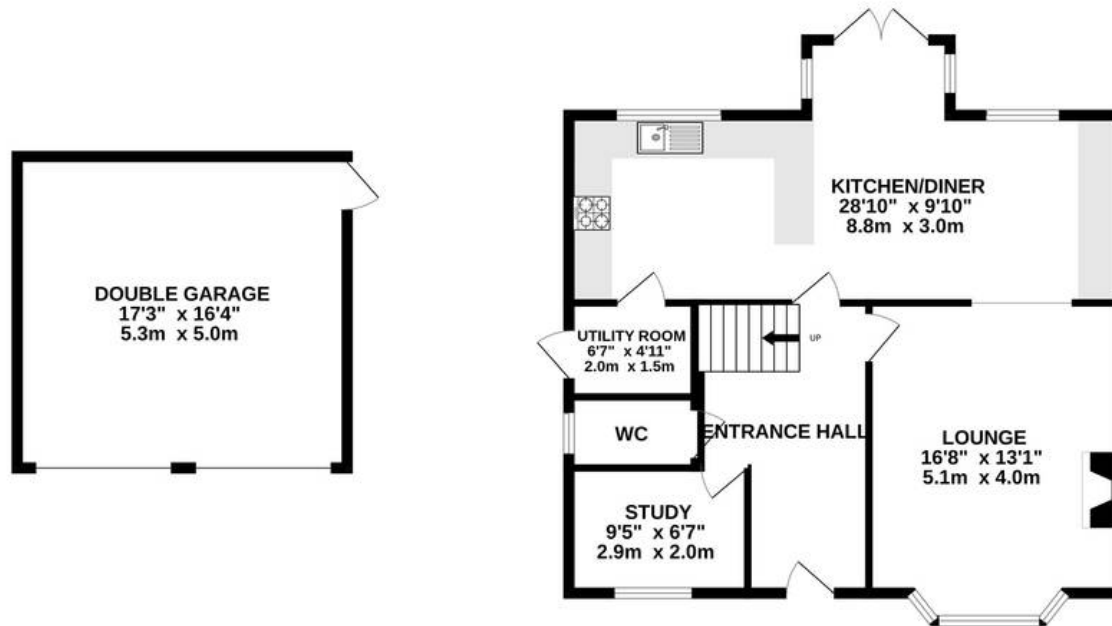
3 Parking Spaces







GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1550sq.ft. (144.0 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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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 (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
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