



St. Helens Road | Leamington Spa | CV31 3QQ

Guide price £425,000



KINGSWAY
— ESTATE AGENTS —

Key features

- In Need Of Renovation
- Three Large Bedrooms
- Detached Property
- EPC Rating: D

Description

Kingsway Estate Agents are pleased to bring to the market this three bedroom, detached property, located in a popular area of Leamington Spa.

THIS PROPERTY IS A GREAT OPPORTUNITY WITH FANTASTIC BONES IN NEED OF MODERNISING AND WOULD SUIT INVESTORS OR BUYERS LOOKING FOR A PROPERTY TO RENOVATE.

The property briefly comprises; Light filled front reception room, spacious dining/living room, kitchen with pantry, and paved courtyard garden.

On the first floor are three very good sized bedrooms, shower wet-room and separate W/C,

The property benefits from a driveway with parking for 3/4 vehicles and side access to the garden.

We anticipate this property will be in high demand, therefore it is advisable to book your viewing as soon as possible to avoid disappointment.

EPC Rating: D



Lounge

14'1" x 11'10"

Living/Dining Room

24'4" x 10'11"

Kitchen

15'2" x 7'6"

Bedroom One

16'3" x 10'11"

Bedroom Two

14'10" x 11'0"

Bedroom Three

8'8" x 7'7"

Shower Wet-Room

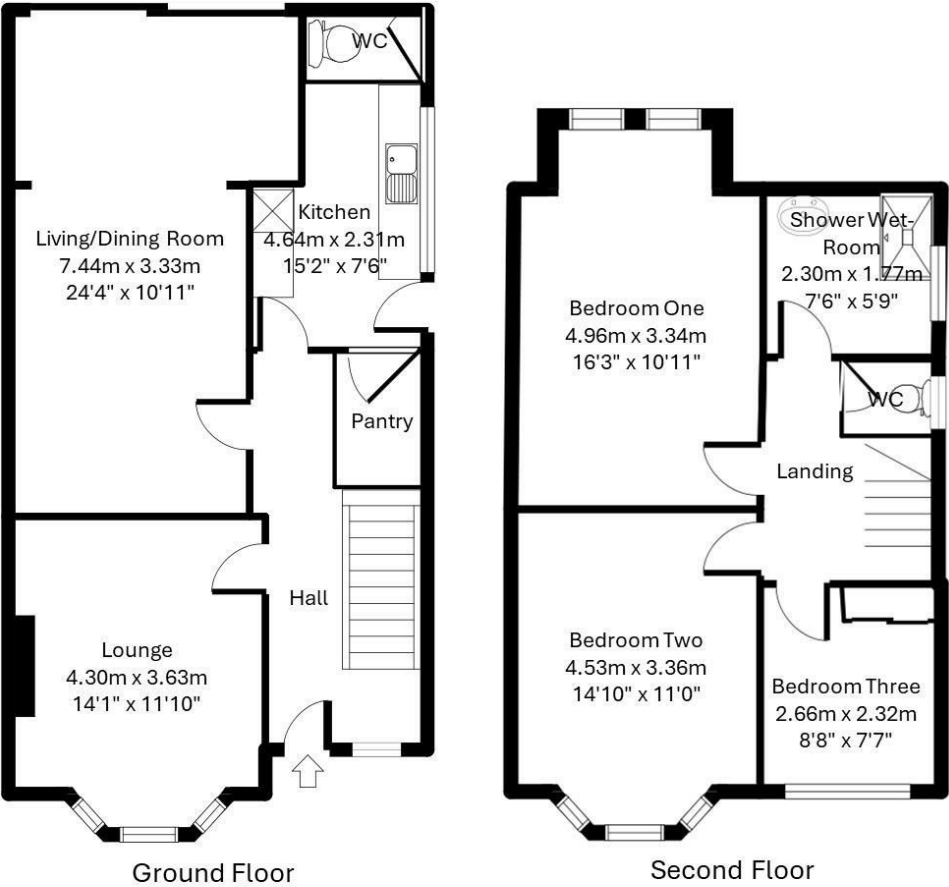
7'6" x 5'9"







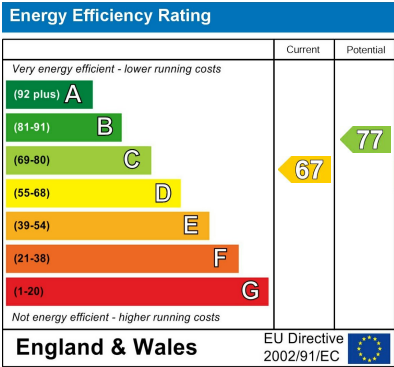
Floor plans



Total Floor Area Approx. 113 sq. metres (1,216.32sq. feet)



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale



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