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part of

**SHELDON
BOSLEY**
KNIGHT LAND AND
PROPERTY
PROFESSIONALS



Princes Drive, Leamington Spa, CV32 6AF

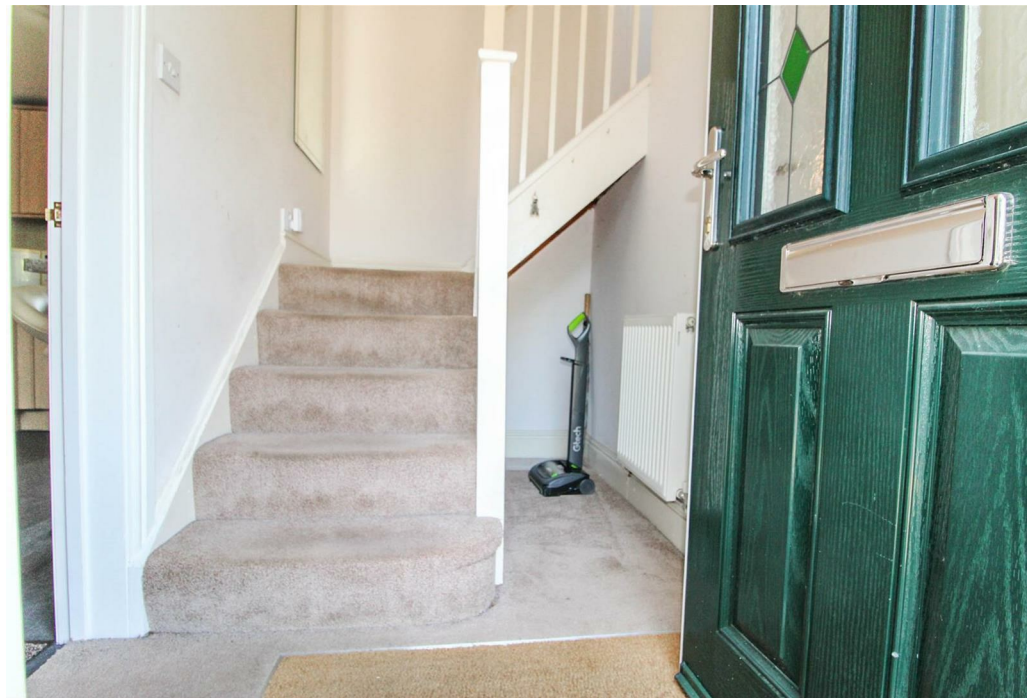
Property Description

SOLD WITHIN 7 DAYS - POTENTIAL FOR A DOUBLE STOREY EXTENTION (STPP) - NO ONWARD CHAIN - AMPLE OFF ROAD PARKING We are delighted to bring to the market a detached house on Princes Drive. This property has a lot of scope to extend (STPP) and turn in to a large fabulous family home or suitable as is for a young professional couple.

The property in brief comprises of; entrance hall, lounge, kitchen with built in appliances such as a gas hob, oven, utility room with a built in fridge / freezer, storage cupboard and access to the rear garden. To the first floor the master bedrooms has ample space for bedroom furniture and also having the benefit of a balcony, ensuite shower room, bedroom two is also a double and having a great sized family bathroom. There is a loft access for storage. To the outside there is a beautifully presented rear garden and ample off-road parking to the front elevation. The property is being sold with no onward chain and must be viewed to appreciate the size and potential.

This property is going via probate so any buyer would need probate to be granted before exchange and completion can take place. Call us today for more information or to book in an internal viewing.





Key Features

- Potential To Extend (STPP)
- No Onward Chain
- Off Road Parking For Up To Five Vehicles
- Garage
- Very Large Mater Bedroom With Balcony And Air Conditioning Unit
- Detached House
- Field Views To The Rear
- Lounge / Diner
- Separate Utility Room & Solar Panels
- EPC Rating D & Council Tax Band C

Guide Price
£395,000

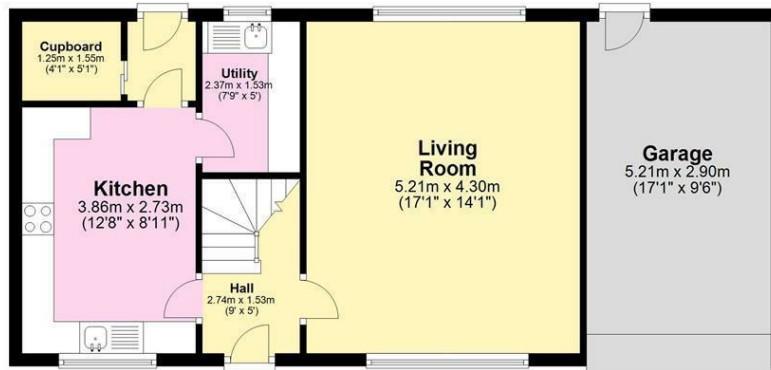
EPC Rating - D

Tenure - Freehold

Council Tax Band -

Local Authority -

Ground Floor
Approx. 61.3 sq. metres (659.6 sq. feet)



First Floor
Approx. 49.2 sq. metres (529.9 sq. feet)



Total area: approx. 110.5 sq. metres (1189.5 sq. feet)

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee