



Connells
01926 881 441
FOR SALE

Connells

Prospect Road
Leamington Spa



Property Description

Spacious three bedroom semi-detached home ideally located within easy reach Leamington Spa town centre, Campion School and ASDA superstore. In need of modernization whilst offering excellent potential.

To the ground floor the property briefly comprises, spacious entrance hallway, kitchen/dining room, lounge, third bedroom or potential study and downstairs cloakroom. To the first floor there are two double bedrooms and the family bathroom. Externally the property benefits from a driveway to the front while to the rear is the lawned rear garden and brick built storage. The property also benefits from granted planning permission to add a fourth bedroom and extend the bathroom - full details can be found on Warwick District Council website.

Approach

The property is set back from the road behind the driveway and fore-garden.

Entrance Hallway

Welcoming entrance hallway with stairs rising to the first floor. Comprising a built-in storage cupboard, a radiator and doors to the kitchen/diner, lounge, third bedroom and downstairs cloakroom.

Downstairs W/C

Fitted with a low level W/C, a radiator and a double glazed window to rear elevation.

Lounge

11' 11" max x 14' 11" (3.63m max x 4.55m)
Spacious, light and airy lounge having a feature fire place, a radiator and a double glazed window to front elevation.

Kitchen Dining Room

12' 5" max x 11' 4" (3.78m max x 3.45m)

Fitted with wall and base units with complementary work surfaces over and tiling to the splash back areas, incorporating a one and a half bowl sink and drainer unit. Providing space for appliances and comprising tiled flooring, a radiator and a double glazed window to rear elevation.

Bedroom Three

9' 8" x 6' 8" (2.95m x 2.03m)

Having a radiator and double glazed window to the front elevation.



First Floor Landing

The stairs lead from the hallway. With doors to bedrooms one and two and the family bathroom.

Bedroom One

11' 10" max x 11' 5" (3.61m max x 3.48m)

Double bedroom comprising a radiator and a double glazed window to front elevation.

Bedroom Two

9' 7" x 10' 9" max (2.92m x 3.28m max)

Double bedroom comprising a radiator, a double glazed window to rear elevation, a cupboard housing the central heating boiler and a door to additional space with restricted head height measuring 9'4 x 6'5.

Bathroom

Fitted with a three piece suite, comprising a wash hand basin, bath with shower over, low level W/C, a storage cupboard, a radiator and a double glazed window to side elevation.

Outside

Rear Garden

Good size garden being mainly laid to lawn and fence enclosed. Comprising a patio area and access to the brick built storage.

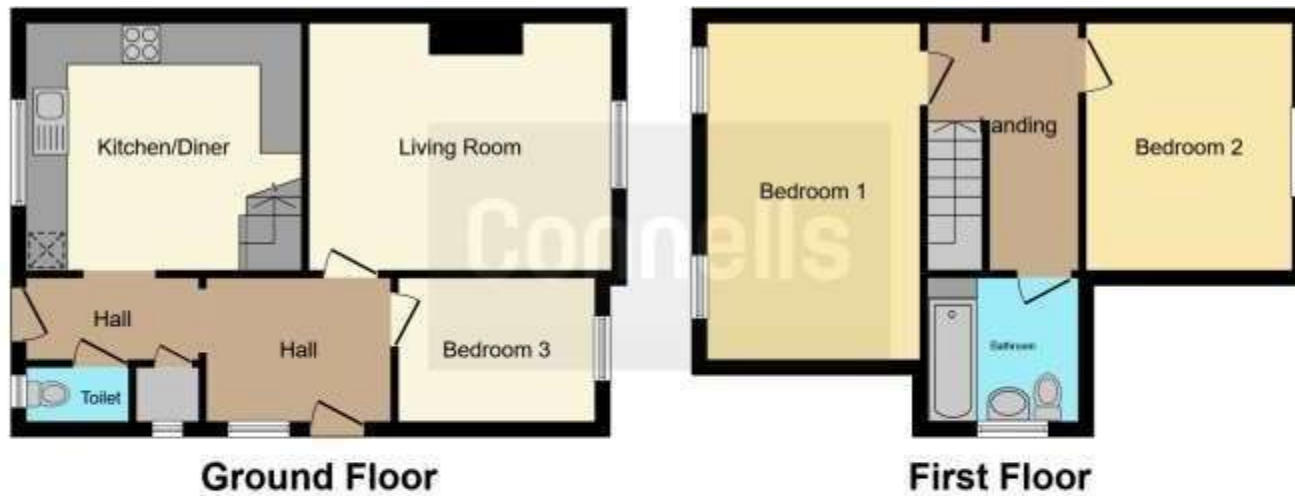
Driveway

Brick Built Outhouse

13' 10" x 8' 3" (4.22m x 2.51m)

Having power and light, a window to the side elevation and a door from the garden.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

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Tenure: Freehold



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