

ehB
RESIDENTIAL

Your Property - Our Business



50, Princes Drive, Leamington Spa



An extended and enlarged, well proportioned, four bedroomed, semi-detached property conveniently sited just west of the town centre.

Briefly Comprising;

Enclosed entrance porch, entrance hallway, ground floor cloakroom, dining room with archway to living room with patio doors to garden, breakfast kitchen, conservatory, further study/family room. First floor landing, three first floor double bedrooms, further single bedroom, white fitted bathroom, separate WC, large attic space with Velux window. Brick block paved driveway, patio and lawned rear garden with concrete workshop. Gas radiator heating, upvc double glazing. NO CHAIN.

The Property

Is approached via a brick block paved driveway giving access to enclosed entrance porch.

Enclosed Entrance Porch

With upvc double glazed windows and door step up to timber framed entrance door with glazed fan light leads to...

Entrance Hallway

With staircase rising to first floor landing, radiator, obscure arched window to dining room.

Ground Floor WC

Fitted with a white low level WC, wall mounted wash hand basin with mono-mixer splashback tiling, double radiator, timber framed obscure single glazed window to front elevation and wall light point.

Dining Room (Front)

10'1" into chimney rec x 13'5" into bay (3.07m into chimney rec x 4.09m into bay)
With upvc leaded look double glazed bay window to front elevation, radiator, broad archway to...





Living Room

10'11" x 14'3" (3.33m x 4.34m)

With radiator, fireplace surround with inset living flame style gas fire, upvc double glazed sliding patio door to garden with window to side.

Study/Family Room

7'5" x 13'11" (2.26m x 4.24m)

With upvc double glazed bow window to front elevation, radiator, door to shallow cupboard housing electrical distribution board.

Breakfast Kitchen

14'2" x 9'1" exp to 12'3" (4.32m x 2.77m exp to 3.73m)

Forming distinctive areas.

Kitchen Area

With range of timber look fronted wall and base units with complimentary working surface over, inset one and a half bowl stainless steel sink drainer unit with mixer tap, inset four point stainless gas hob with electric oven below and filter hood over, upvc double glazed window to rear elevation, further run of working surface with space and plumbing for washing machine and dishwasher, double



cupboard over, recess currently used as a space to house a free-standing fridge freezer, double radiator, door to shelved pantry.

Breakfast Area

With upvc double glazed sliding door to...

Conservatory

9'3" x 8' (2.82m x 2.44m)

With upvc double glazed windows and double glazed roof, exposed brickwork, quarry tiled floor with sliding door to garden.





First Floor Landing

With hatch and loft ladder to boarded roof space, providing quite a large area with Velux roof line window, further potential to convert subject to the necessary permissions and regulations.

Bedroom One (Rear)

11'1" max inc fitted w'robes x 14'6" into bay (3.38m max inc fitted w'robes x 4.42m into bay)
With upvc double glazed bay window to rear elevation, radiator, fitted wardrobes to chimney recesses with louvred doors with hanging, shelving and high level cupboards over.

Bedroom Two (Front)

10' x 13'8" (3.05m x 4.17m)
With upvc leaded look double glazed bay window to front elevation.

Bedroom Three

7'7" x 13'8" (2.31m x 4.17m)
With upvc leaded look double glazed window to front elevation and further upvc window to rear, radiator, cupboard housing Worcester combi boiler.

Bedroom Four (Front)

6'9" x 6'7" (2.06m x 2.01m)
With feature triangular double glazed bay window to front, radiator.

Bathroom

Fitted with a white modern suite to comprise; wash hand basin set into vanity unit with cupboards and drawers to below and to the side, bath with mixer tap with shower attachment and additional Mira wall mounted shower over, full splashback tiling, glazed shower screen, tiled floor, radiator, towel rail, upvc obscure double glazed window to rear elevation, additional radiator.

Separate WC

Fitted with a white low level WC, splashback tiling to half height with timber framed obscure single glazed window to side.





Outside (Front)

To the front of the property is a large brick block paved driveway providing plenty of off road parking, with dwarf wall to front and herbaceous planting, door to the side gives access to enclosed side passage which leads to rear garden.

Outside (Rear)

To the rear of the property is a good sized rear garden being principally surrounded in the main by timber fencing, with patio to rear, leading to a brick block paved circular patio area with the remainder of the garden mainly lawned, with landscaped mature herbaceous borders, timber garden shed.

Workshop

7'10" x 15'11" (2.39m x 4.85m)

Concrete sectional workshop with glazed windows to one side, work bench and power and lighting as fitted.

Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Services

All mains services are understood to be connected to the property including gas. NB We have not tested the central

heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

Council Tax

Council Tax Band D.

Location

Princes Drive
Leamington Spa
CV32 6AF

Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

01926 881144 ehbresidential.com

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales			EU Directive 2002/91/EC

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

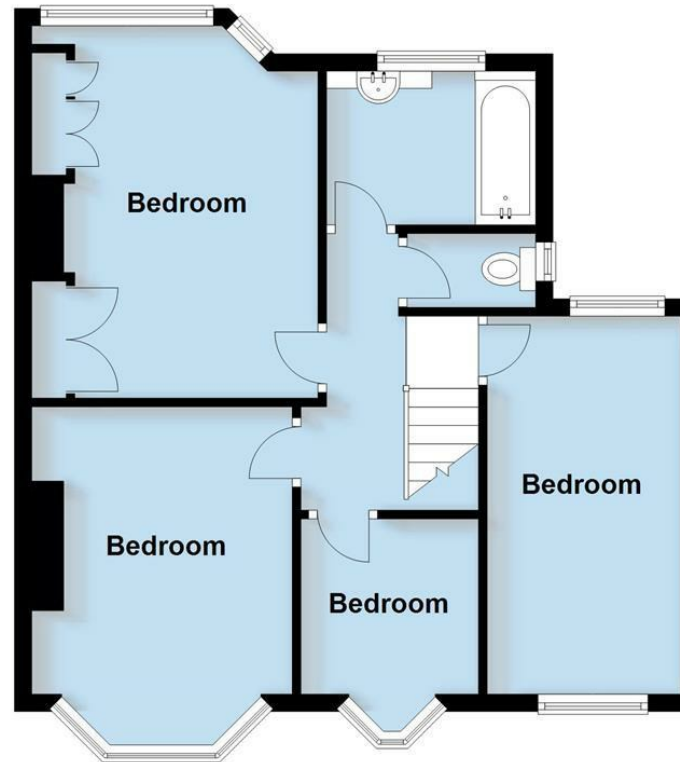
Ground Floor

Approx. 67.9 sq. metres (730.9 sq. feet)



First Floor

Approx. 51.3 sq. metres (552.1 sq. feet)



Total area: approx. 119.2 sq. metres (1283.0 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact