



The Annexe, 14 Princes Drive

Leamington Spa **CV32 6AE**

Guide Price £335,000

The Annexe, 14 Princes Drive

Being attractively positioned on the corner of Princes Drive and Edmondscote Road close to its junction with Warwick New Road, this semi-detached house offers stylishly presented accommodation which has been considerably improved by the present owner. Incorporating two first floor bedrooms and being ideal for the first time purchaser, other notable features of the accommodation include a comfortable lounge, kitchen/dining room to the rear from which there is access to the rear garden and a recently re-fitted first floor shower room. Outside there is off road parking to the front and an attractive and easily maintainable garden to the rear. The house also benefits from UPVC double glazing and a "Hive controlled" gas central heating system with recently replaced boiler. Overall this is a comfortable and appealing semi-detached house within a popular and convenient location.

ON THE GROUND FLOOR

UPVC Entrance Door

Opening Into:-

Entrance Hallway

With central heating radiator, open plan access to lounge, ceramic tiled floor and door to:-

Cloakroom/WC

With partly tiled walls and ceramic tiled floor, together with two piece white suite comprising low level WC with concealed cistern, pedestal wash hand basin with mixer tap, central heating radiator and obscure UPVC double glazed window.

Lounge

4.57m plus bay window x 4.57m (15'26" plus bay window x 15'40")
With UPVC double glazed bay window to front elevation, staircase off ascending to the first floor, two central heating radiators to the bay, ceramic tiled floor and door to:-

Kitchen/Dining Room

4.57m x 2.44m max measurements (15'32 x 8'53 max measurements)
The kitchen area being equipped with a range of wood fronted units

comprising co-ordinating base and wall cabinets together with rolled edged granite effect worktops and tiled splash backs inset four burner gas hob with fitted electric oven below and stainless steel chimney style filter hood over, space for washing machine, central heating radiator to the dining area off which UPVC double glazed French style doors give access to the rear garden, ceramic tiled flooring throughout and ceiling downlighters to the kitchen area.

ON THE FIRST FLOOR

Landing

With access trap to the roof space and doors to:-

Bedroom One (front)

4.17m x 2.44m (13'08" x 8'44")
With built-in wardrobes and storage to one end, leaded UPVC double glazed window and central heating radiator.

Bedroom Two (rear)

3.96m x 2.44m max / 2.13m min (13'33" x 8'66" max / 7'76" min)
With built-in double wardrobe, UPVC double glazed window and central heating radiator.

Re-fitted Shower Room

Being stylishly appointed with contrasting wall and floor tiling complemented by contemporary white fittings comprising low level WC with concealed cistern, integrated wash hand basin with mixer tap, walk-in shower enclosure with fitted duel head shower unit and glazed screen, towel warmer/radiator, fitted co-ordinated wall cupboard and obscure UPVC double glazed window.

OUTSIDE

Front

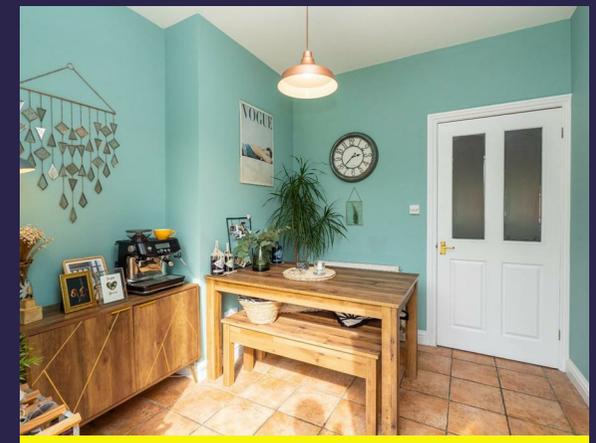
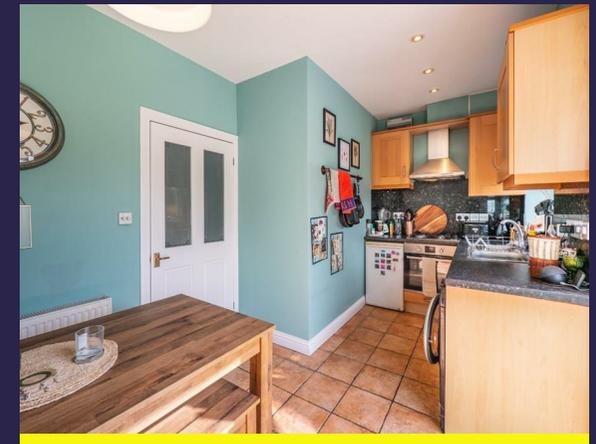
The foregarden has been attractively paved in antique style providing useful off-road parking space and being bordered by brick wall with period style railings. There is access from the driveway out onto Edmondscote Road and in turn onto Princes Drive. A pathway with border along one edge gives access to the entrance door and continues via a timber gate to give access to:-

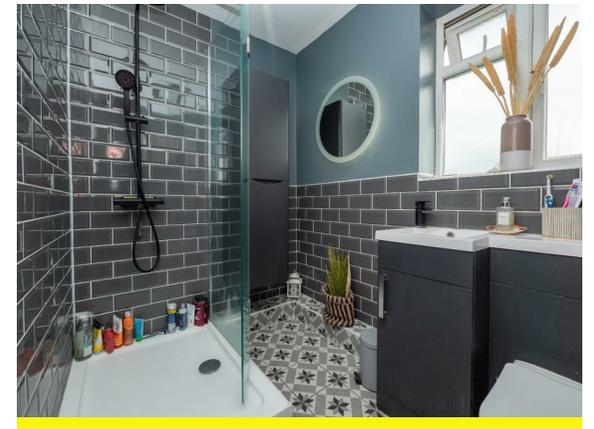
Rear Garden

An attractively re-landscaped rear garden featuring a central area of imitation lawn fringed by sleeper edged pathways and patio in attractive

Features

- Semi-Detached House
- Popular and Convenient Location
- Lounge
- Kitchen/Dining Room
- Two Bedrooms
- Re-Fitted Shower Room
- Off Road Parking to front
- Re-Landscaped Rear Garden

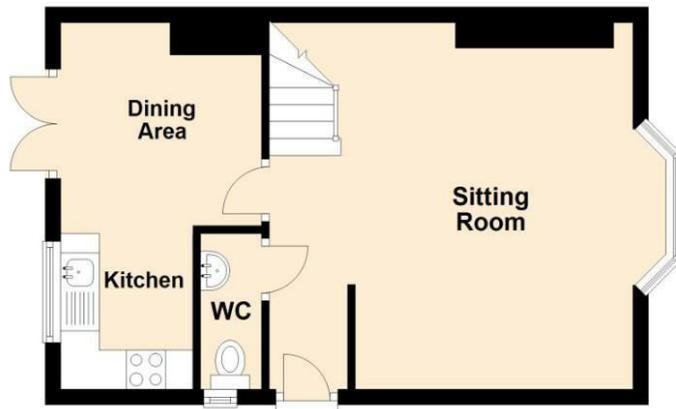




Floorplan

Ground Floor

Approx. 35.0 sq. metres (376.9 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 69.8 sq. metres (751.1 sq. feet)

General Information

Tenure

Freehold

Fixtures & Fittings

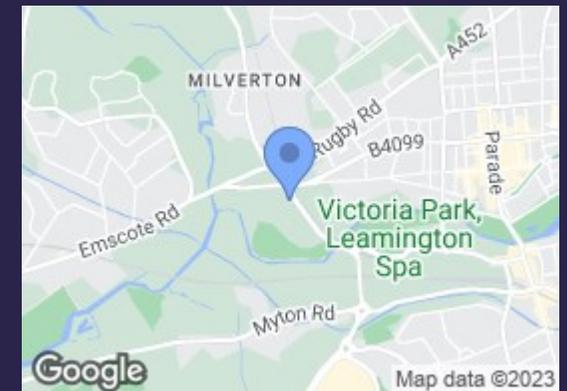
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that all mains services are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band C - Warwick District Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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