



OFFERS OVER

£275,000

Girvan Grove

Leamington Spa, CV32 7TH

PROPERTY SUMMARY

This well proportioned detached bungalow offering a superb investment opportunity in north Leamington Spa - Girvan Grove, Leamington Spa.

An exceptional and somewhat rare opportunity to acquire this well proportioned detached bungalow positioned on a generous sized plot which boasts a highly desirable north Leamington setting. The property requires complete refurbishment throughout and landscaping of the rear garden, but in turn once completed will provide a delightful home in a popular residential location.

The property affords an open plan living/dining room, kitchen, three bedrooms and bathroom. Outside the property benefits from tandem driveway, side garage and generous sized garden requiring improvement/landscaping.

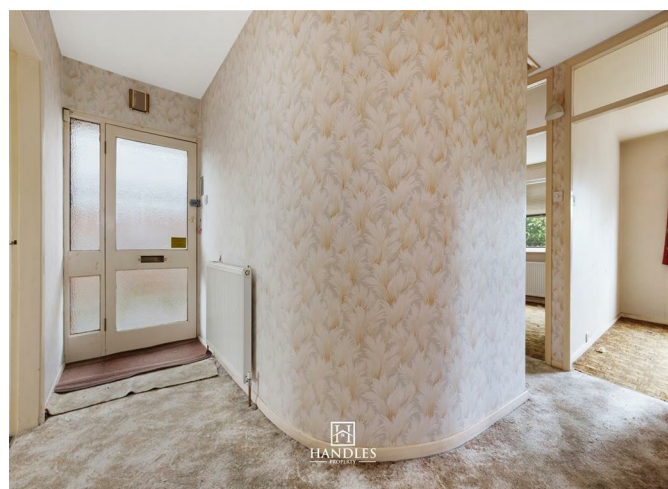
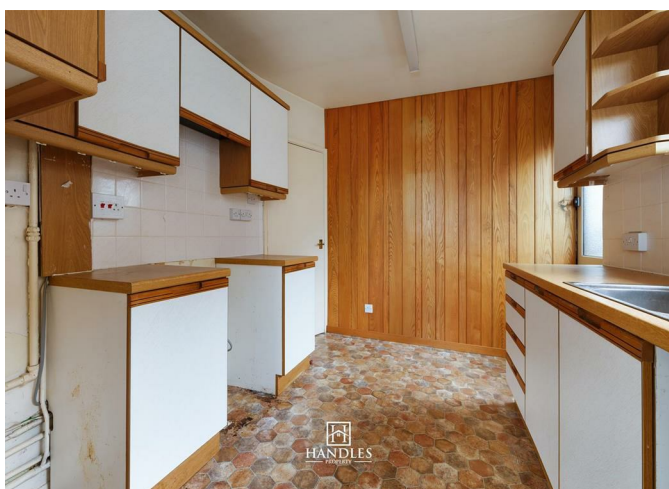
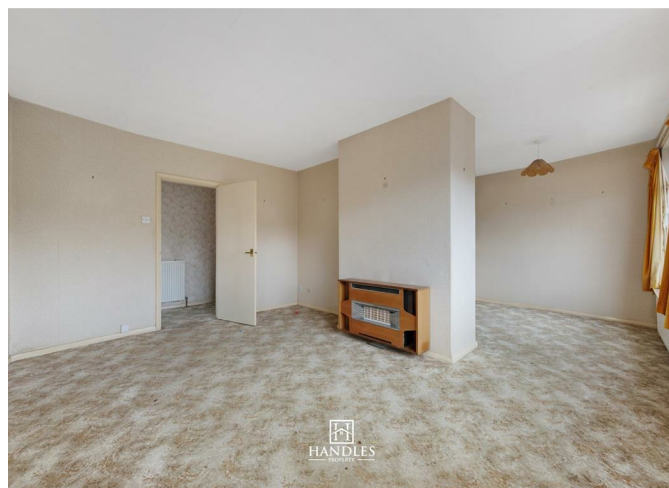
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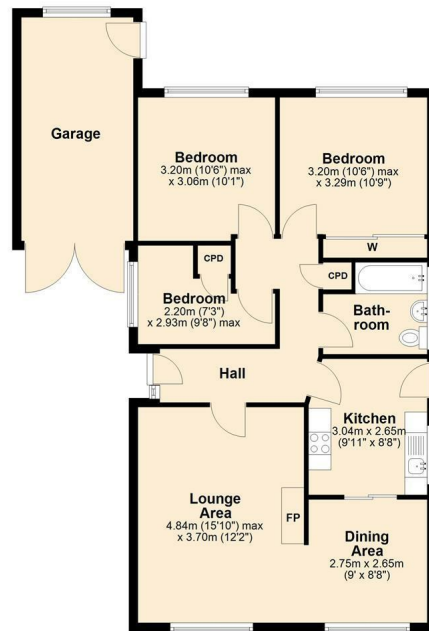
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Ground Floor



Total area: approx. 74.9 sq. metres (805.8 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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