

MONTGOMERY ROAD, LEAMINGTON SPA CV31 2TG



A CHARMING TWO BEDROOM SEMI DETACHED HOUSE WITHIN CLOSE PROXIMITY OF LEAMINGTON TOWN CENTRE AND STATION.

- **WELL PRESENTED THROUGHOUT**
 - **DRIVEWAY**
 - **GARAGE**
- **ENTRANCE HALLWAY**
 - **LOUNGE**
 - **KITCHEN/DINER**
 - **CONSERVATORY**
- **TWO BEDROOMS**
 - **BATHROOM**
 - **GARDEN**

2 BEDROOMS

OFFERS OVER £300,000

Nestled on Montgomery Road in the charming area of Whitnash, Leamington Spa, this delightfully presented two-bedroom semi-detached house is an ideal opportunity for first-time buyers. The property boasts a welcoming atmosphere, perfect for those looking to establish their own home.

The house is conveniently located, just a stone's throw away from the vibrant town centre of Leamington Spa, offering a plethora of shops, cafes, and amenities. Additionally, the nearby train station provides excellent transport links, making it easy to explore the surrounding areas or commute to work.

Upon entering, you will find a well-maintained interior that exudes warmth and character. The property features a spacious living area, perfect for relaxing or entertaining guests. The two bedrooms are generously sized, providing ample space for rest and relaxation.

Outside, the property benefits from a driveway, ensuring convenient off-road parking. The garden offers a lovely outdoor space, ideal for enjoying the fresh air or hosting summer gatherings. Furthermore, the inclusion of a garage adds extra storage options, enhancing the practicality of this delightful home.

In summary, this semi-detached house on Montgomery Road presents a wonderful opportunity for those seeking a comfortable and conveniently located residence in Leamington Spa. With its appealing features and proximity to local amenities, it is a property not to be missed.

Front

The property has lovely kerb appeal with a front garden laid to lawn, driveway for off road parking.

Entrance Hallway 4'10" x 4'7" (1.49 x 1.40)

With light point, smoke alarm and radiator. Access to the first floor stairs and into the living room.

Lounge 13'5" x 11'2" (4.10 x 3.41)

With a double glazed window to the front aspect, light point, gas fire, radiator and under stair storage cupboard.

Kitchen/Diner 14'4" x 9'10" (4.38 x 3.02)

With two light points to the ceiling, radiator and double glazed windows to the rear aspect. Access through to the conservatory via double glazed patio doors. Space for all white goods, sink, integrated oven, grill, hobs and dishwasher.

Conservatory 9'4" x 6'6" (2.85 x 1.99)

With double glazed windows to all aspects and patio door to rear garden. Benefiting from an electric radiator as well as electric points.

First Floor

Access to both double bedrooms and the bathroom and with light point to ceiling and loft access. Storage space within the airing cupboard.

Bedroom One 14'6" x 9'3" (4.43 x 2.82)

With double glazed windows to front aspect, light point, radiator and built in storage cupboard and wardrobe.

Bathroom 6'6" x 5'6" (2.00 x 1.68)

With double glazed window to the rear aspect, light point, radiator, sink, WC and bath with overhead shower.

Bedroom Two 11'4" x 8'0" (3.46 x 2.44)

With double glazed window to the rear aspect, light point and radiator.

Garden

Well maintained garden, initially laid to patio and then laid to lawn. There is a garden shed with electricity and a lovely gravelled seated area towards the end of the garden, to enjoy the sun in this west facing garden.

Garage

Benefiting from an electric door and power points, access from the front and back aspects.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract. The seller does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and also by your conveyancer.

Financial Services

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

Fixtures and Fittings

Only those mentioned within these particulars are included in the sale price.

General Information

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Special Note

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Survey

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124.

Tax Band

The Council Tax Band is C

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Viewings

Strictly by appointment through Hawkesford on 01926 438123



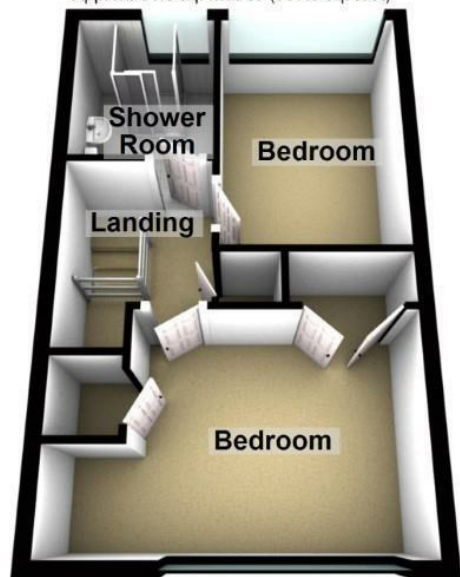
Ground Floor

Approx. 49.7 sq. metres (534.7 sq. feet)



First Floor

Approx. 31.3 sq. metres (337.0 sq. feet)



Total area: approx. 81.0 sq. metres (871.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		72
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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