



48 Montgomery Road

Leamington Spa **CV31 2TG**

Price Guide £300,000

48 Montgomery Road

Whitnash

This well presented detached bungalow is conveniently positioned on the fringe of Whitnash in a popular and convenient development close to the town centre, train station, local amenities and major road network. The property is set back from road side occupying a corner position with driveway parking. This two bedroom detached bungalow has a welcoming entrance hallway leading you through to a well proportioned living room. Double doors lead out to a bright and airy conservatory and in turn a breakfast kitchen, two double bedrooms and family bathroom. The mature gardens wrap around the property to all sides, with handy storage within the timber shed and lean-to's, lawn, paving and allotment. All in all this is a rare opportunity to acquire a detached bungalow in this position.

Features

- Detached Bungalow
- Convenient Quiet Position
- Set Back from Main Road
- Well Proportioned Living Room
- Large Conservatory
- Two Double Bedrooms
- Driveway / Off Road Parking
- Gardens Surrounding

LOCATION

Montgomery is a popular modern development on the northern fringes of Whitnash. The property is positioned close to the railway station and the town centre which offers a wide range of cafes, restaurants and retail outlets. The property is also positioned close to a choice of supermarkets and the major road networks.

ALL ON THE GROUND FLOOR

ENTRANCE HALLWAY

10'11" x 3'10" (3.33 x 1.17)

This welcoming entrance hallway in an L-shape, has wood effect laminate flooring has a loft access point, a handy storage and airing cupboard, concealed spot lighting, ceiling coving, a wall mounted central heating radiator and dooring radiating to:-

LIVING ROOM

10'1" x 16'3" (3.07 x 4.95)

A well proportioned living room with continued wood effect laminate flooring, ceiling coving, two central heating radiators, electric fireplace with marble surround, spot lighting, double glazed window to the side aspect, double glazed doors to the conservatory and TV aerial point.

BREAKFAST KITCHEN

10'2" x 9'1" (3.10 x 2.77)

Having a range of wall and base units in a modern style with complimentary roll top work surfaces, inset stainless steel sink unit, integrated oven, gas hob with extractor over. There are spaces and plumbing for a dishwasher and a washing machine. To the rear there is a window and door into the conservatory, the floor is laid with tiling as too are the splash backs. Within the ceiling there are concealed spot lighting and and heated by a central heating radiator.

CONSERVATORY

18'9" x 9'10" (5.72 x 3.00)

The lower level being brick walling and having double glazed windows to three sides this is a lovely bright space enjoying views into the private rear garden. There is a double glazed door to the side and also double double glazed doors to the rear with tiled flooring, two central heating radiators and spot lighting.

BEDROOM ONE

10'1" x 11'7" (3.07 x 3.53)

Being a good sized double bedroom with continued wood effect laminate flooring, double glazed window, central heating radiator, central light point, ceiling coving and fitted wardrobes.

BEDROOM TWO

7'9" x 10'2" (2.36 x 3.10)

A further good sized double bedroom with fitted cupboards, double glazed windows, central heating radiator, central light point, coving and continued wood effect laminate flooring.

BATHROOM

5'9" x 8'5" (1.75 x 2.57)

With corner shower, tiled walls, laminate flooring, wash hand basin and vanity unit with wash hand basin and storage. There is also a modern white low level flush WC, opaque double glazed window, central light point and central heating radiator.

OUTSIDE

The property is set back from the main road with driveway to the side and gardens which surround the perimeter of the property. There is a front garden beyond the driveway laid with pebbles and being well stocked. To the rear there is a good sized private garden on two levels with pathway leading around the perimeter to two lean-to storage sheds and a further timber shed. There is a section of paving for seating, pond, lawn and allotment area.

GENERAL INFORMATION

TENURE

Freehold.

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.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these sales particulars.

COUNCIL TAX

Band C - Warwick District Council.

REF

MRR/DMB/1223/1

DIRECTIONS

Postcode for sat-nav - CV31 2TG





Ground Floor

Approx. 79.2 sq. metres (852.2 sq. feet)



Total area: approx. 79.2 sq. metres (852.2 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

Council Tax

Band C - Warwick District Council

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