



33, Montgomery Road, Leamington Spa, CV31 2TG

A particularly well presented AC Lloyd built semi-detached bungalow, providing gas centrally heated and sealed unit double glazed, two bedroomed accommodation, featuring well fitted kitchen, adjoining garage with additional parking and most pleasant gardens to both front and rear, in highly regarded south Leamington Spa location. IMMEDIATE VACANT POSSESSION.



33 Montgomery Road Leamington Spa CV31 2TG

Montgomery Road

Located just off Tachbrook Road being ideally sited approximately half a mile to the south of the town centre, close to an excellent range of local facilities and amenities, including shops, schools and a variety of recreational facilities. This location has consistently proved to be very popular.

ehB Residential are pleased to offer No 33 Montgomery Road, which is an outstanding opportunity to acquire a particularly well presented modern semi-detached bungalow. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-

Porch

Leading to...

Entrance Hall

With timber and glazed panelled entrance door with glazed side panel, radiator, cloaks cupboard and airing cupboard with lagged cylinder and immersion heater, access to roof space.

Lounge/Dining Room

16'6" x 10'3" (5.03m x 3.12m)

With Adam style fireplace, marble insert, gas real flame effect fire and connection, TV point, patio doors overlooking rear garden, one double and one single radiator, coving to ceiling.

Fitted Kitchen

10'3" x 9'1" (3.12m x 2.77m)

With range of base cupboard and drawer units with complimentary rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, inset single drainer one and a half bowl stainless steel sink unit, built-in stainless steel double oven, four ring hob unit, extractor hood over, built-in dishwasher, built-in fridge freezer, automatic washing machine, radiator, glazed panel rear door, boiler cupboard containing Potterton gas fired central heating boiler and programmer.

Bedroom

10'3" x 7'9" (3.12m x 2.36m)

With radiator.



Bedroom

13'7" plus w'robes x 10'2" (4.14m plus w'robes x 3.10m)

With radiator, bay window, two double built-in wardrobes, hanging rails and shelves.

Bathroom/WC

8'6" x 5'10" (2.59m x 1.78m)

With white suite comprising panelled bath, tiled splashback to shower area with integrated shower unit and shower rail, vanity unit incorporating wash hand basin incorporating wash hand basin with tiled splashback, low flush WC, radiator.

Outside (Front)

The property occupies a pleasant position with lawned open plan front garden, gravelled borders, tarmac drive providing ample off road car parking leading to the...

Adjoining Garage

17'3" x 8'8" (5.26m x 2.64m)

With up-and-over door, personal door, useful storage facility within the eaves, electric, light and power point.

Outside (Rear)

With paved pedestrian side access leads to the landscaped rear garden comprising shaped lawn, bounded by established flower borders, established foliage, paved patio and bounded by close boarded fencing.

NOTE

Confirming all light fixtures and window dressings are not included as part of the offer, however, the Vendors are happy to offer these as part of the sale subject to final offer. Home accessories and garden pots will not feature as part of the sale, purely decorative.

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 C.

Location

CV31 2TG

Ground Floor

Approx. 73.9 sq. metres (795.1 sq. feet)



Total area: approx. 73.9 sq. metres (795.1 sq. feet)

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		62
(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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