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RESIDENTIAL

Your Property - Our Business



43, Montrose Avenue, Leamington Spa



An outstanding opportunity to acquire a traditionally styled, bay fronted semi-detached family residence, recently subject to complete modernisation and extension to a particularly high standard. The property provides four bedroom accommodation, including a magnificent open plan living/kitchen arrangement, and includes a garage and a large, landscaped garden in this highly regarded North East Leamington Spa location. **IMMEDIATE VACANT POSSESSION.**

[Montrose Road](#)

Located just off Lime Avenue, in a popular and established North East Leamington Spa location, the

property is ideally situated approximately a mile from the town centre and close to a good range of local facilities and amenities, including local shops on Rugby Road, renowned schools for all ages, and a variety of recreational facilities. This particular road has consistently proved to be exceptionally popular.

ehB Residential are pleased to offer 43 Montrose Road, which is an outstanding opportunity to acquire a traditionally styled, bay fronted semi-detached family residence, which has been subject to complete modernisation and improvement by developers (completed to an exceptionally high standard). The property provides

gas centrally heated and sealed unit double glazed, four bedroomed accommodation which features a magnificent 27' x 22' open plan living/kitchen with built-in appliances, four good sized bedrooms, well fitted bathroom and ground floor shower room/utility room of note. The property also includes a garage and good sized off-road drive/car parking facility and impressive large, landscaped garden of note. The developers have included new carpets and high quality Amtico flooring throughout the property. The agents consider internal inspection to be highly recommended.

In detail the accommodation comprises:-





Entrance Hall

With composite glazed panelled entrance door and side panels, Amtico herringbone pattern wood effect flooring, downlighters, staircase off, understairs cupboard.

Lounge

12'6" x 2'9" (3.81m x 0.84m)

With bay window, radiator, matching flooring.

Open Plan Sitting Room/Dining Room/Kitchen

27'3" x 22' max 15'9" min (8.31m x 6.71m max 4.80m min)

With matching Amtico flooring, 13' width bi-folding doors overlooking rear garden, one contemporary style tubular radiator and one standard radiator.

Kitchen Area

Including a range of attractive base cupboard and drawer units, with complimentary rolled edge work surfaces and returns, high level cupboards over, incorporating three quarter height fridge and separate freezer, stainless steel oven, five ring hob unit with extractor hood over, contrasting coloured island unit with complimentary rolled edge work surface and breakfast bar, inset single drainer colour match sink unit with flexi-mixer tap and built-in dishwasher.

Shower Room/WC/Utility Room

9' x 7'6" (2.74m x 2.29m)

With matching flooring, vanity unit incorporating wash hand basin with pedestal mixer tap, low flush WC, appliance space, plumbing for automatic washing machine and potential tumble dryer space. Oversized tiled shower cubicle with integrated shower unit. Pantry cupboard. Chrome heated towel rail.

Stairs and Landing

With access to roof space, radiator.

Bedroom

8'6" x 10'8" (2.59m x 3.25m)

With built-in wardrobe with built-in shelf, radiator.





Bedroom

11'3" x 13'3" (3.43m x 4.04m)

With radiator, bay window.

Bedroom

11' x 13' (3.35m x 3.96m)

With double radiator.

Bedroom

13'9" x 12'3" (4.19m x 3.73m)

With radiator.

Family Bathroom/WC

9'3" x 8' (2.82m x 2.44m)

With white suite to comprise; wall hung vanity unit with wash hand basin, mixer tap, low flush WC, panelled bath with mixer tap and integrated shower unit over with shower screen, tiled splashbacks and shower area, chrome heated towel rail, downlighters, extractor fan, tiled floor.

Outside (Front)

To the front of the property is bounded by ornamental low brick wall, close boarded fencing and is principally laid to gravel, providing ample off-road car parking leading to the...



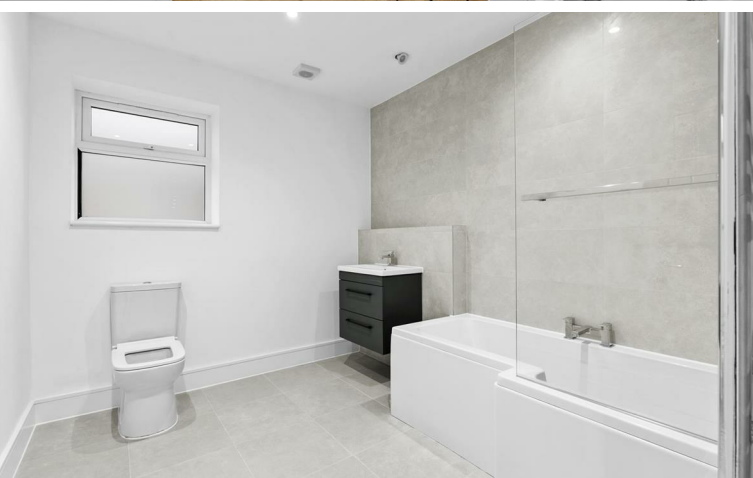
Adjoining Garage

17'7" x 7'9" (5.36m x 2.36m)

With electric roller door, electric, light, power point, gas fired combination central heating boiler and programmer, personal door to the large rear garden.

Outside (Rear)

The rear garden (approx. 100ft) with extensive composite deck patio immediately to the rear of the property, extensive shaped lawn flanked by established flower borders, with close boarded fencing and established foliage.



Mobile Phone Coverage

Good outdoor and in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2025).

Broadband Availability

Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2025).

Rights of Way & Covenants

The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or

restrictions etc, as may exist over the same whether mentioned herein or not.

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.

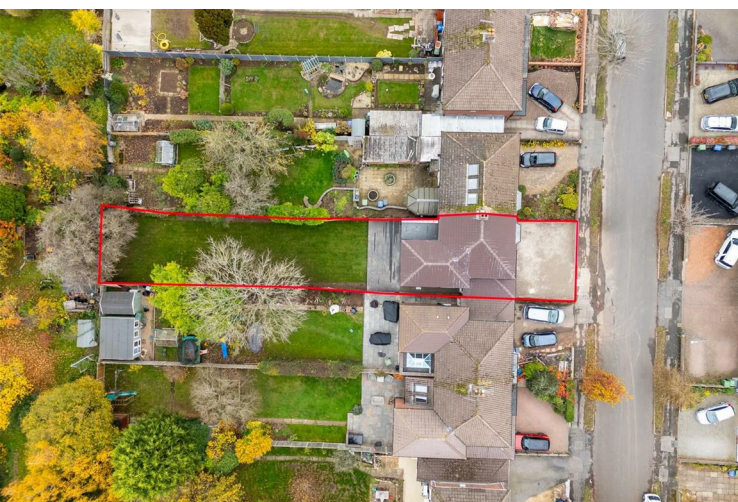
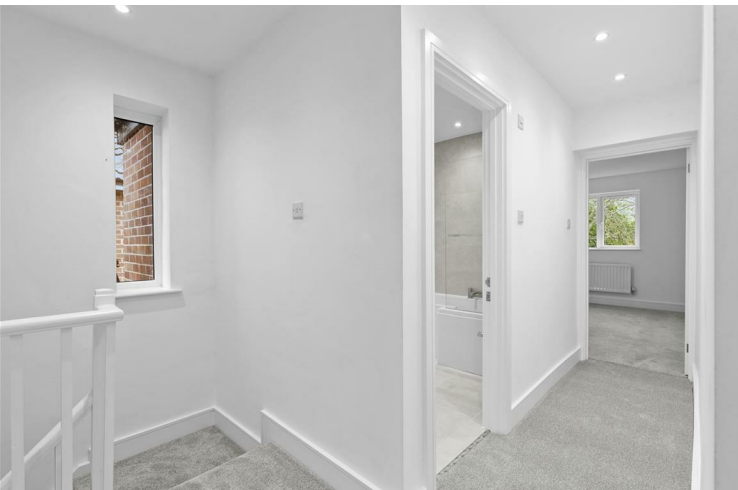
Council Tax

Council Tax Band D.

Location

CV32 7DS







Your Property - Our Business

- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

Leamington Spa Office
Somerset House
Clarendon Place
Royal Leamington Spa
CV32 5QN

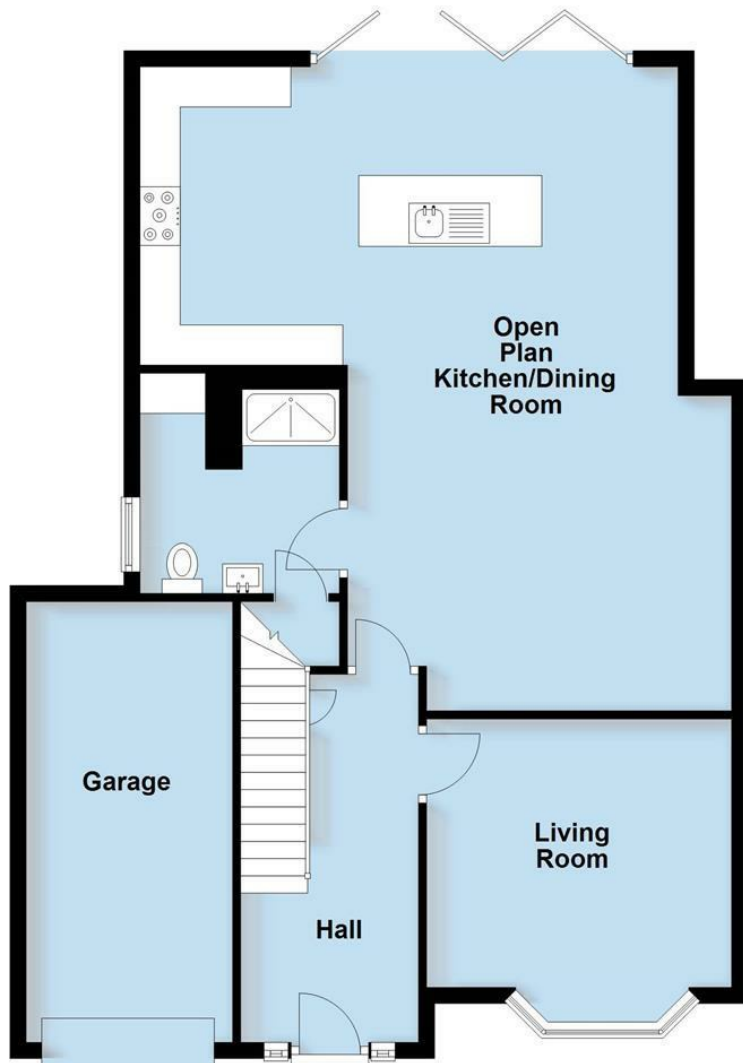
01926 881144 ehbresidential.com

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	77	81
EU Directive 2002/91/EC		

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

Ground Floor

Approx. 91.9 sq. metres (988.8 sq. feet)



First Floor

Approx. 65.4 sq. metres (703.6 sq. feet)



Total area: approx. 157.2 sq. metres (1692.4 sq. feet)

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