



4 Bed
Detached house
located in

8 Montague Road
Warwick
CV34 5LJ


MARGETTS
ESTABLISHED 1806

Price Guide £500,000

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UNDER OFFER... An exciting opportunity to acquire handsome detached family home, considerably extended and occupying a prominent corner plot with gardens and good size 4 bedroom family accommodation. Property enjoys double-width off road parking and large detached single garage. Viewing is warmly recommended.

Porch

double glazed front door and matching side windows open into the:

Reception Hall

with double panel radiator and under stairs storage cupboard.

Dining Room - Front

12'1" into bay by 12'5"

with double glazed bay window, double panel radiator, and picture rail.

Lounge - Rear

12'4" x 12'7" into bay

with fire setting with hearth and inset gas fire, single panel radiator, double glazed French door and bay window to the rear and picture rail.

Extended Breakfast Kitchen

14'4" max' by 14'4" max' reducing to 6'5"

with a range of roll edge work surfacing extending around the room and incorporating a one and a 1/4 bowl single drainer stainless steel sink with mixer tap and a Hotpoint four ring gas hob. The work surfacing incorporates a breakfast bar and enjoy space units beneath with electric double oven, space for appliances, and plumbing for washing machine and dishwasher. Range of eyelevel cupboards including cooker hood. Tiled splashbacks, radiator and double glazed windows together with door to the rear.

Utility Room

9'2" max' by 8'3" m max

with work surfacing having inset sink and mix tap, extractor fan and plumbing for washing machine, cupboard to the side housing the wall mounted gas fired central heating boiler, double glazed door and window to the rear, eyelevel wall cupboards and single panel radiator.

Shower Room

with double walk-in shower cubicle with adjustable shower, wash hand basin with mixer tap, low level WC, heated towel rail and tiled floor. Obscured double glazed window and extractor fan.

Stairs and Landing

Staircase proceeds from the Entrance Hall to the split-level First Floor Landing with access to the roof space.

Bedroom 1 - Rear

13'1" into bay by 11'1"

double glazed bay window, wiring for two wall lights and picture rail, single panel radiator.



Bedroom 2 - Front

12'9" into bay by 10'11"

double glazed bay window, picture rail and central heating radiator.

Bedroom 3 - Side

21'7" max' reducing to 16'11" x 9'6" reducing to 6

Extension providing huge bedroom 3, with double glazed window to the front and double glazed bay window to the side, laminate flooring, single panel radiator, circular double glazed rear window and three central heating radiators.



Bedroom 4 - Front

7'3" x 6'11"

with single panel radiator and double glazed window. Picture rail.



Family Bathroom

enjoys a white suite with "p" shaped bath with taps, and, having adjustable shower over and screen, low level wc, wash hand basin with cupboards beneath, heated towel rail and obscured window. (Please note the handheld shower attachment and mixer tap are non-functioning - the two taps do work)

Outside

Paved fore garden to the front having inset flower and shrubbery borders and steps leading to the front door.

Rear Garden

Landscaped regarding a patio area adjoining the property with steps leading up to an inset shaped lawn and perimeter borders stocked with shrubs and plants. Large block paved patio areas. Side gate, path and useful storage area with TIMBER GARDEN SHED.

Driveway

providing parking and giving access to the:

Larger Than Average Single Garage

19'8" max' by 9'4" max'

Larger than average detached brick built single garage with up-and-over garage door, window, door to the rear garden and side passage, electric light and power.



GENERAL INFORMATION

We believe the property to be freehold and all main services are connected





8 Montague Road, Warwick, CV34 5LJ



Ground Floor

Approx. 59.2 sq. metres (637.3 sq. feet)



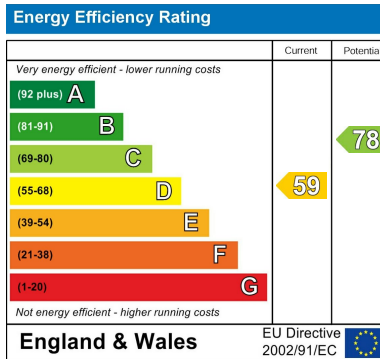
Total area: approx. 115.2 sq. metres (1240.1 sq. feet)

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

Total area does not include the Garage

First Floor

Approx. 56.0 sq. metres (602.8 sq. feet)



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