



28 Montrose Avenue

Leamington Spa **CV32 7DY**

Offers Over £380,000

28 Montrose Avenue

This 1950's built semi-detached house offers three bedroomed family accommodation and is situated on one of Lillington's most popular residential avenues. Being offered for sale with the benefit of no onward chain, the gas centrally heated accommodation is now ripe for modernisation with the house offering exceptional potential for refurbishment to a purchaser's own specification, whilst also offering scope for extension, subject to the appropriate consents. The house occupies a good plot with a lengthy rear garden and off-road parking to the front. Overall this is an excellent opportunity to purchase a well located family home awaiting transformation and re-modelling.

LOCATION

Montrose Avenue is one of Lillington's most popular roads, being located a short walk from the ever-popular Telford Primary School. Lillington offers a convenient range of day-to-day amenities including local shops and social facilities, with Leamington Spa town centre being situated less than two miles away with its wide array of shops and independent retailers, parks, restaurants, bars and artisan coffee shops. There are excellent local road links available out of the town including those to neighbouring centres and links to the Midland motorway network with Leamington Spa railway station providing regular commuter rail links to numerous destinations including London and Birmingham.

ON THE GROUND FLOOR

Entrance door opening into:-

ENCLOSED ENTRANCE PORCH

With inner entrance door to:-

ENTRANCE HALLWAY

With staircase off ascending to the first floor, central heating radiator, door to understairs storage cupboard and doors to:-

THROUGH LOUNGE/DINING ROOM

7.92m max into bay x 3.78m max / 3.33m min (26'0" max into bay x 12'5" max / 10'11" min)
Having UPVC double glazed bay window and the lounge area having a feature period style fireplace housing an inset coal effect living flame gas fire with tiled hearth, two central heating radiators and UPVC window to the dining area overlooking the rear garden.

KITCHEN

2.84m x 2.67m (9'4" x 8'9")

Being fitted with a range of pine panelled style units comprising various base cupboards and drawers with roll edged worktops over, several matching wall cabinets, inset stainless steel sink unit, electric hob with filter hood over and UPVC double glazed windows.

ON THE FIRST FLOOR

LANDING

With obscure UPVC double glazed window to the side elevation, access trap to the roof space, built-in airing cupboard housing the hot water cylinder and doors to:-

BEDROOM ONE (FRONT)

4.06m into bay x 3.38m max (13'3" into bay x 11'1" max)

- to rear of fitted wardrobes.

Having UPVC double glazed bay window, a range of wardrobing and overhead storage cupboards across one side of the room and central heating radiator.

BEDROOM TWO (REAR)

3.94m x 3.33m max (12'11" x 10'11" max)

- to rear of fitted wardrobes.

Having two double fitted wardrobes with overhead storage cupboards, UPVC double glazed window and central heating radiator.

BEDROOM THREE (FRONT)

3.33m max x 2.64m max (10'11" max x 8'8" max)

- forming an 'L' shape and including stair bulkhead.

Features

1950's Semi-Detached House

Highly Popular Road and Location

Lounge/Dining Room

Kitchen

Three Bedrooms

Bathroom

Gardens and Parking

Exceptional Future Potential

No Chain



With built-in storage cupboard over the stair bulkhead, UPVC double glazed window and central heating radiator.

BATHROOM

With fully tiled walls and three piece coloured suite comprising low level WC, inset wash hand basin, panelled bath with shower unit over, central heating radiator and obscure UPVC double glazed window.

OUTSIDE

FRONT

The foregarden is largely set with shrubs and bushes with a paved driveway to one side providing useful off-road parking. The driveway also gives direct vehicular access to:-

ADJOINING CARPORT/GARAGE

With electrically operated roller shutter door fronting and extending back along the side of the house to form a storage area. From the rear of the storage a sliding door gives access to:-

WORKSHOP

5.41m x 2.62m (17'9" x 8'7")

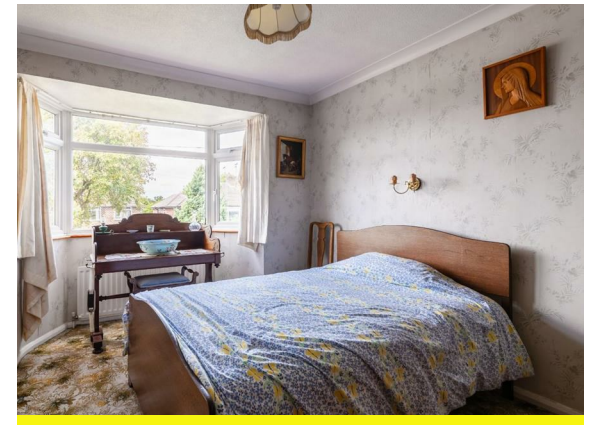
Which has formerly been used as a woodworking workshop.

REAR GARDEN

A good length rear garden which is now overgrown with trees, but which can easily be cleared to provide an excellent family garden, having lawned areas, pathway leading through and a timber summer house at the far end.

DIRECTIONS

Postcode for sat-nav - CV32 7DY.



Floorplan

Internal Living Area 976sq ft /90.69m2



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General Information

Tenure

Freehold

Fixtures & Fittings

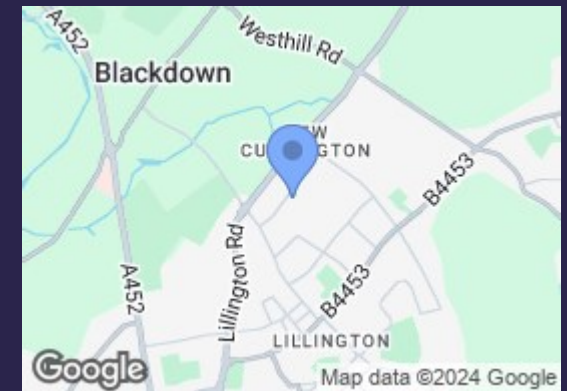
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage 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.

Council Tax

Band D - Warwick District Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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