



## 43, Montrose Avenue, Leamington Spa, CV32 7DS

A rare opportunity to acquire a traditionally styled, bay fronted, 1950's built semi-detached family residence, providing three bedroomed and two reception roomed accommodation with large garden, requiring complete modernisation and improvement, in highly regarded north east Leamington Spa location. NO UPWARD CHAIN. CASH BUYERS ONLY.



## 43 Montrose Avenue Leamington Spa CV32 7DS

### Montrose Avenue

Is a popular and established residential location ideally sited approximately two miles from the town centre, close to a good range of local facilities and amenities, including shops, well regarded schools and a variety of recreational facilities. This particular location has consistently proved to be very popular.

ehB Residential are please to offer No 43 Montrose Avenue which the agents consider to be suitable for cash buyers only due to the level of modernisation required. However, the property does represent a truly unique opportunity.

In detail the accommodation comprises:-

### Ground Floor

#### Reception Hall

With stairs to the first floor.

#### Living Room

12'5" x 11'11" plus bay (3.78m x 3.63m plus bay)

#### Dining Room

10'11" x 12'10" (3.35 x 3.93)

#### Kitchen

9'4" x 8'1" (2.86 x 2.48)

With pantry cupboard.



### First Floor Landing

#### Bedroom One

11'4" x 10'11" (3.46 x 3.35)

#### Bedroom Two

10'11" x 12'11" (3.34 x 3.94 )

#### Bedroom Three

8'5" x 10'11" (2.58 x 3.34)

#### Bathroom

8'10" x 5'10" (2.70 x 1.80)

With panel bath, WC and wash hand basin.

#### Outside

With driveway, gardens to front and rear being overgrown, leading to derelict concrete sectional garage.

#### 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.

### NOTE:

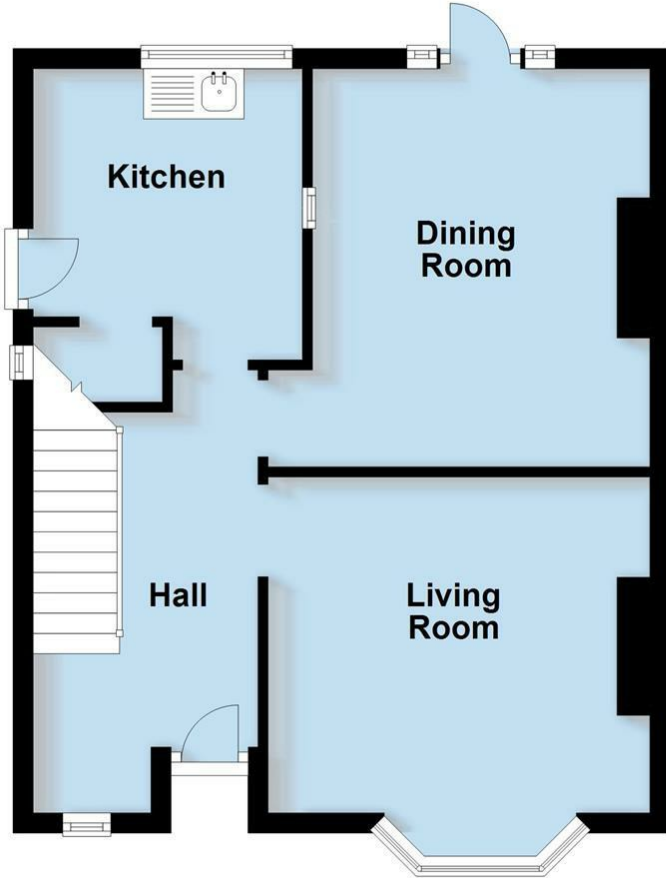
When inspecting the property care must be taken due to various floor boards having been removed.

### Location

CV32 7DS

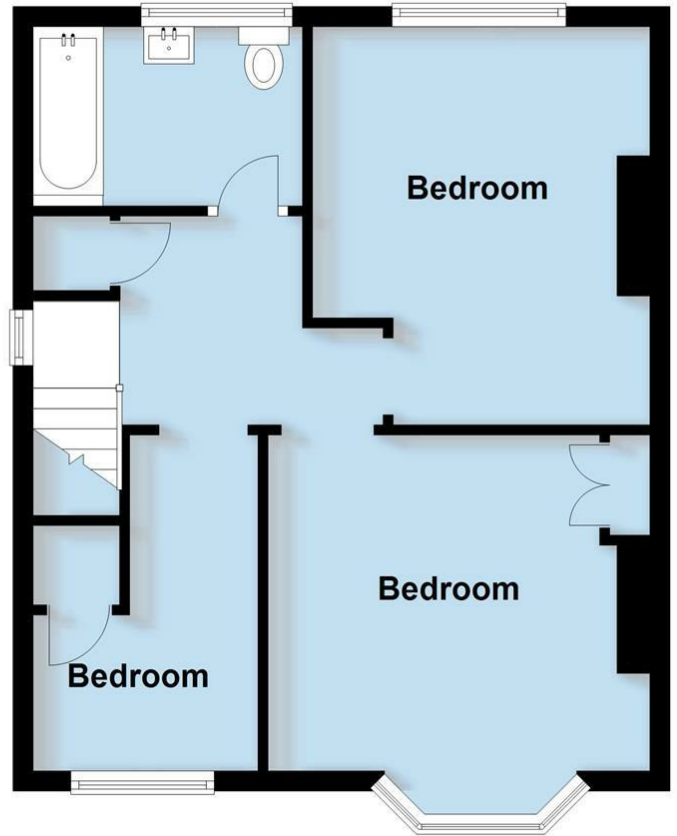
## Ground Floor

Approx. 44.9 sq. metres (483.3 sq. feet)



## First Floor

Approx. 45.7 sq. metres (491.5 sq. feet)



Total area: approx. 90.6 sq. metres (974.8 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		78
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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