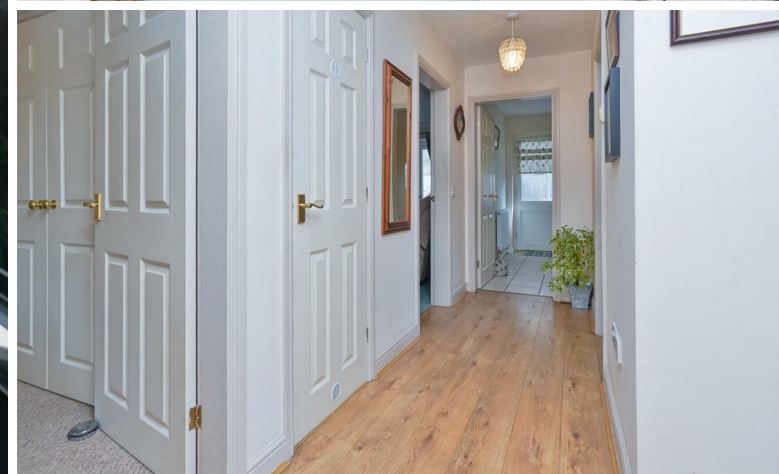


ehB
RESIDENTIAL

Your Property - Our Business



59, Montgomery Road, Whitnash, Leamington Spa



A particularly well maintained, improved and extended detached AC Lloyd bungalow, providing gas centrally heated two bedroomed accommodation, featuring impressive "garden room" extension in this pleasant and popular South Leamington Spa cul-de-sac location.

Montgomery Road

Located just off Tachbrook Road is a popular and established South Leamington Spa location, originally constructed by well known local builders AC Lloyd. Conveniently sited for access to the town

centre approximately a mile distant, and close to a good range of local facilities and amenities including shops, schools for all grades and a variety of recreational facilities. Since its original construction this particular location has consistently proved to be very popular.

ehB Residential are pleased to offer 59 Montgomery Road, which is a rare opportunity to acquire a particularly well maintained, detached bungalow providing gas centrally heated, two bedroomed accommodation which not only

features a pleasant well proportioned lounge/dining room, but includes an impressive "garden room" extension of note. The property includes ample off road car parking and adjoining garage, with landscaped gardens to both front and rear. Includes a well fitted kitchen and the agents consider internal inspection to be highly recommended.
NO UPWARD CHAIN

In detail the accommodation comprises:-





Entrance Hall

With radiator, cloaks cupboard, composite entrance door with glazed fanlight, access to roof space, airing cupboard with lagged cylinder and immersion heater, wood effect flooring.

Lounge

16'3" x 10" (4.95m x 3.05m)
With Adams style fireplace with marble insert and hearth, radiator, patio doors to the...

Garden Room

13' x 9'3" (3.96m x 2.82m)
With tiled floor, radiator, being upvc framed sealed unit double glazed with solid pitched roof feature and French doors to rear garden.

Fitted Kitchen

10'6" x 9'1" (3.20m x 2.77m)
With a range of base cupboard and drawer units, complementary rolled edge work surfaces, tiled splashbacks, matching range of high level cupboards, single drainer one and a half bowl

stainless steel sink unit with mixer tap, appliance space, dishwasher/washing machine, built-in double oven and four ring hob unit, with pull-out extractor hood over, flanked by high level cupboards. Pantry cupboard with appliance space, plumbing for automatic washing machine, radiator.

Bedroom One

13' x 10'3" (3.96m x 3.12m)
With two double built-in wardrobes, hanging rails, shelves, bay window, double radiator, coving to ceiling.



Bedroom Two

10'3" x 10'9" (3.12m x 3.28m)

With one double and one single built-in wardrobe, hanging rail, shelf, radiator.

Bathroom/WC

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

Having a white suite comprising vanity unit, wash hand basin, tiled splashback, panelled bath with tiled shower surround with integrated shower unit, low flush WC, heated towel rail.

Outside (Front)

The property occupies a generous plot within this established cul-de-sac, with off road parking for three cars and leads to the...

Adjoining Garage

16'6" x 8'7" (5.03m x 2.62m)

With up-and-over door, boarded storage facility within the eaves, electric, light, power point and personal door, and adjoining timber garden shed, pedestrian access to...

Outside (Rear)

Principally comprising flower beds, with paved patio, bounded by close boarded fencing.

Mobile Phone Coverage

Good outdoor, variable 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

CV31 2TG

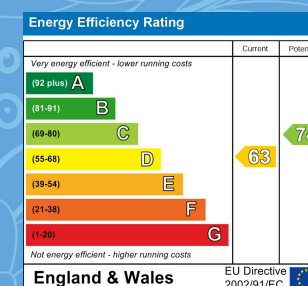


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- Residential Estate Agents
- Lettings and Property Managers
- Land and New Homes Agents

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

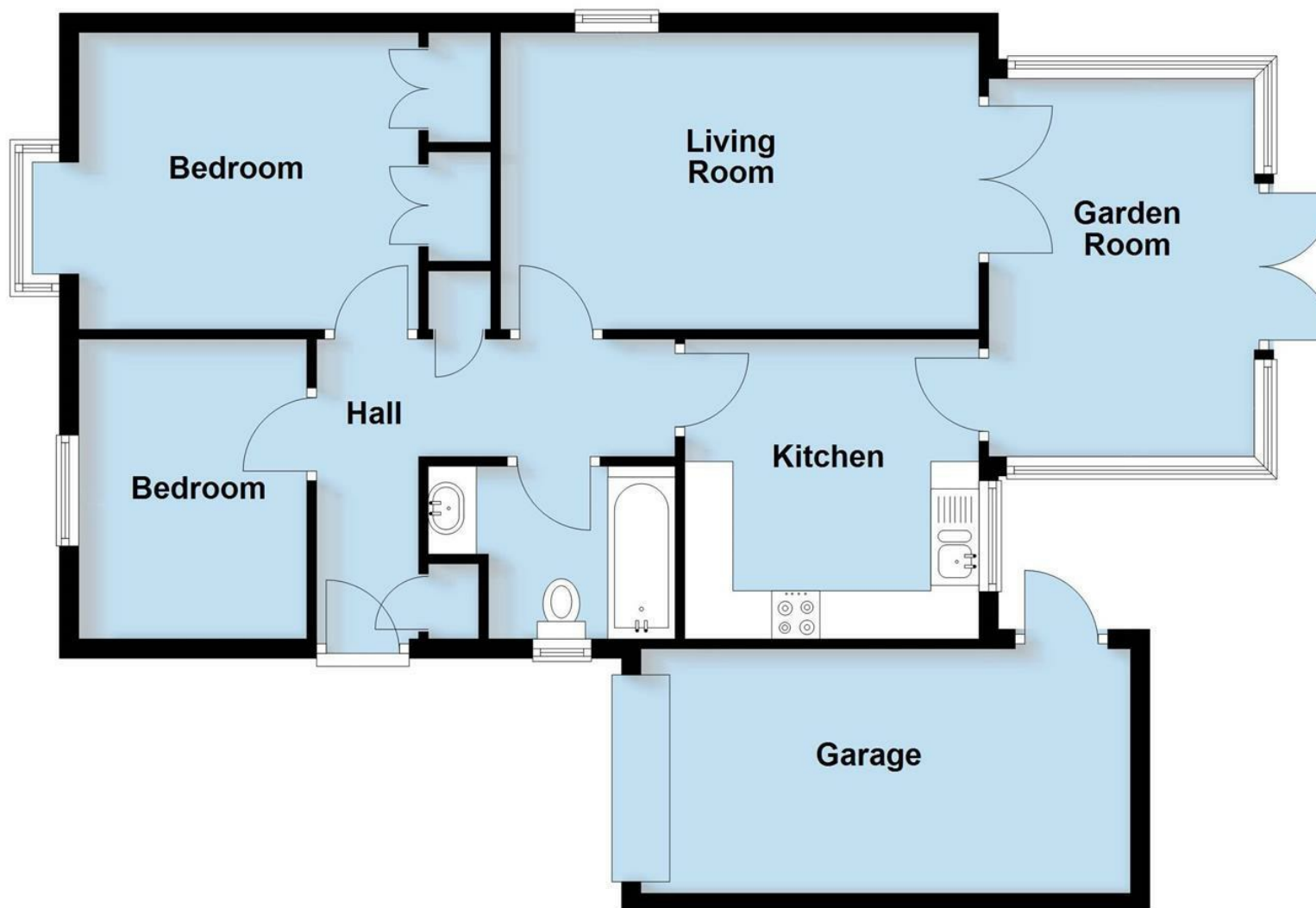
01926 881144 ehbresidential.com



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

Ground Floor

Approx. 83.8 sq. metres (901.6 sq. feet)



Total area: approx. 83.8 sq. metres (901.6 sq. feet)

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