



Connells

Montague Road
WARWICK



Property Description

This charming home offers everything you need for modern comfortable living and accessing local shops and amenities. This beautifully presented home boasts a wealth of natural light throughout, comes with a large driveway to the front of the home as well as a garage with power and light. There is an enclosed rear garden with access into the garage.

There is a dual aspect lounge through diner positioned to the front of the home, with sliding doors to the rear in the dining end, offering a cosy space to relax and unwind or host family meals. To the rear is a modern kitchen with excellent storage and worktop space. There is also a guest cloakroom and a utility room for added convenience.

On the first floor there are two double bedrooms, one single bedroom and a family bathroom with a bluetooth vanity mirror. On the second floor is a gorgeous double bedroom with stunning views and it own en-suite.

The Location

This family home is well located for accessing local shops and amenities, it is only a short walk to the Tesco superstore, pubs, restaurants and more! The location is also perfect for schooling, Emscote Infant School is Ofsted rated outstanding and is only a short walk away as well as Myton School Ofsted rated good.

The property is within a short 5 minute drive or 20 minute walk of Warwick Town Centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is ideal for national commuters as is only a short drive to the A46, M40 and Warwick Parkway park and ride train line for frequent visitors to London. It is also a 20 minute walk to Warwick station!

Entrance Hall

Two windows to side, understairs storage and engineered Oak flooring.

Lounge Diner

25' 1" x 9' 9" (7.65m x 2.97m)

Window to front, sliding door to rear, fireplace and engineered Oak flooring.

Kitchen

10' x 7' 7" (3.05m x 2.31m)

Fitted with a range of wall and base units with granite work surface over, built in double oven, gas hob, extractor fan and dishwasher. There is tiled flooring, tiled splashback, window to rear and spotlights.

Utility Room

11' x 5' 9" (3.35m x 1.75m)

Wall and base units with granite work surface over, door to side, window to side, tiled flooring and Valiant boiler.

Cloakroom

Wash hand basin, WC, tiled flooring and window to rear.

Landing

Window to side and carpeted flooring.

Bedroom One- Top Floor

14' 10" x 12' 9" (4.52m x 3.89m)

Window to front, carpeted flooring and spotlights.

En-Suite

Double shower, wash hand basin with storage, WC, chrome towel rail and spotlights.

Bedroom Two

14' 5" x 10' 5" (4.39m x 3.17m)

Window to front, wardrobes and carpeted flooring.

Bedroom Three

10' 9" x 9' 11" (3.28m x 3.02m)

Window to rear and carpeted flooring.

Bedroom Four

7' 2" x 5' 11" (2.18m x 1.80m)

Window to front and engineered Oak flooring.

Family Bathroom

Double shower, chrome towel rail, bluetooth mirror, WC, wash hand basin with storage and window to rear.

Rear Garden

Enclosed rear garden mainly laid to lawn garden with access into the garage.

Garage

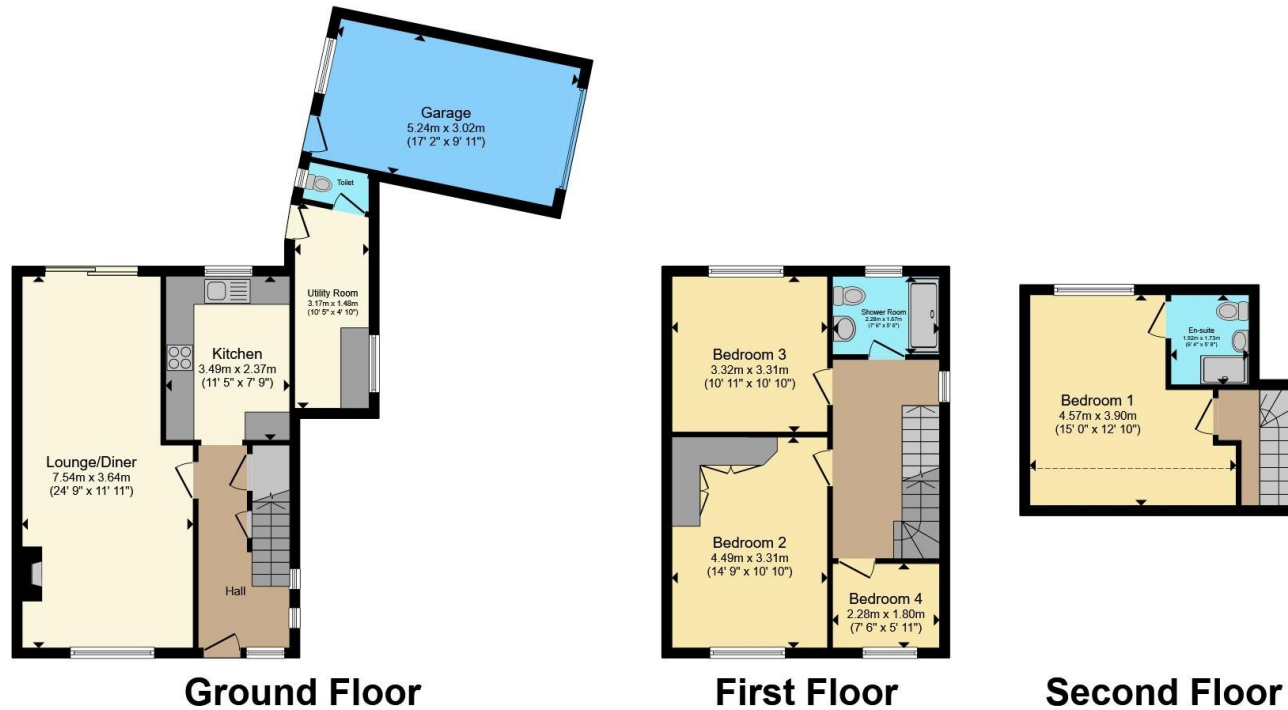
15' 11" x 8' 1" (4.85m x 2.46m)

Up and over door, door to rear garden, power and light.









Total floor area 137.6 m² (1,481 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01926 403308
E warwick@connells.co.uk

14 High Street
 WARWICK CV34 4AP

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/WAR107569



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WAR107569 - 0002