

FOR SALE



Montgomery Road, Whitnash, Leamington Spa

2 Bedroom, 1 Bathroom, End Terraced House

£260,000

MARTIN&CO



- Two double bedrooms
- Kitchen diner
- Spacious living room
- Ideal first time buy or investment
- Two allocated parking spaces
- Convenient for town
- Private rear garden
- No chain

This well presented two bedroom end terraced home is tucked away in a quiet residential area, ideally located within easy reach of the town centre and local train station.

The property offers a well proportioned kitchen diner, perfect for both everyday living and entertaining, alongside a spacious and inviting living room. Upstairs, you'll find two double bedrooms and a modern family bathroom.

Outside the home benefits from a private rear garden ideal for relaxing or outdoor dining as well as two allocated off road parking spaces for added convenience.

This property is an excellent opportunity for first time buyers looking to step onto the property ladder, as well as investors seeking a strong addition to their portfolio.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



HALLWAY

4' 10" x 3' 11" (1.47m x 1.19m)



BEDROOM

14' 3" x 9' 2" (4.34m x 2.79m)

LIVING ROOM

13' 6" x 11' 1" (4.11m x 3.38m)

BEDROOM

11' 3" x 8' 0" (3.43m x 2.44m)

KITCHEN

14' 5" x 9' 3" (4.39m x 2.82m)

BATHROOM

6' 5" x 5' 6" (1.96m x 1.68m)

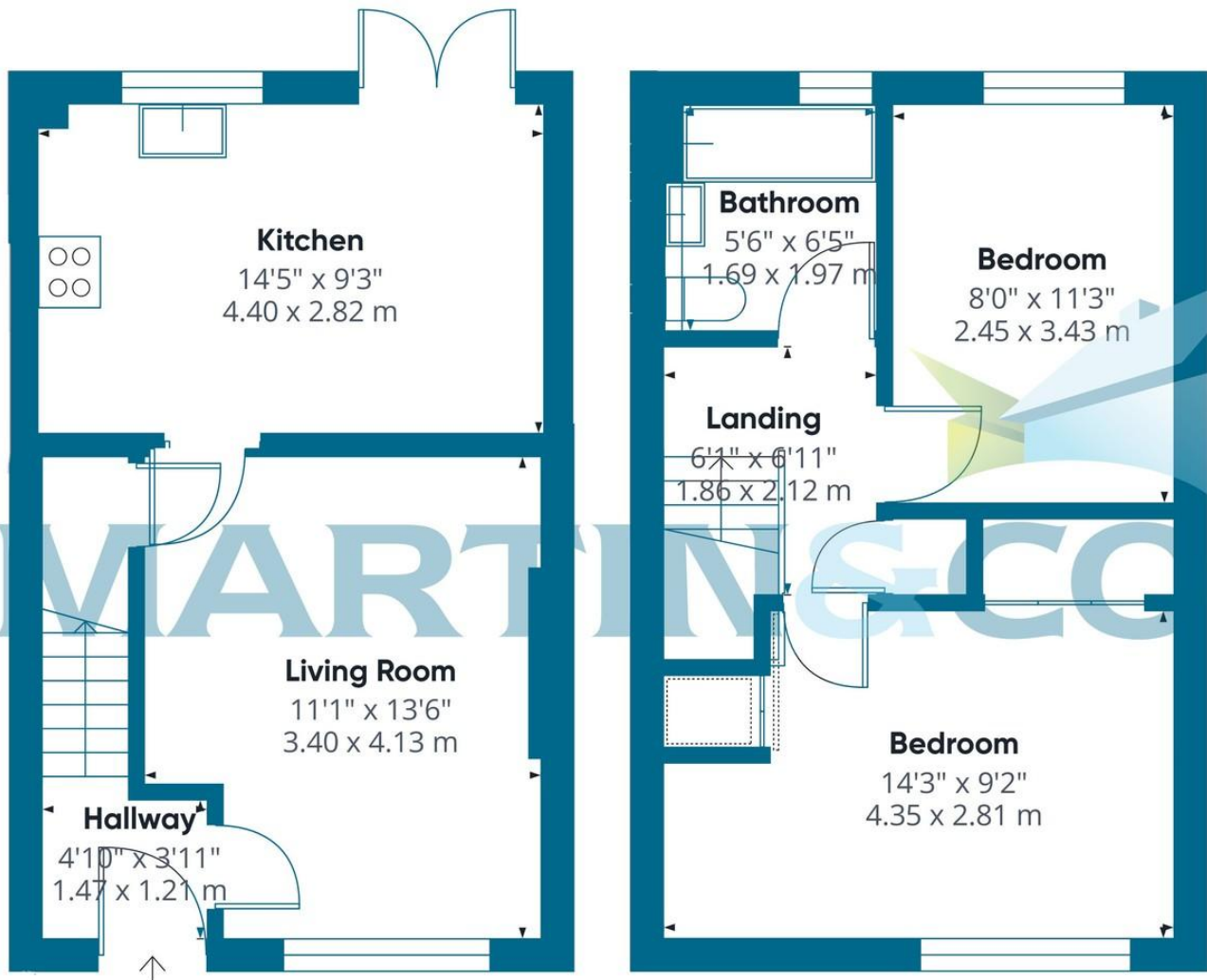
LANDING

6' 11" x 6' 1" (2.11m x 1.85m)

GARDEN

TWO ALLOCATED PARKING SPACES





Approximate total area

621 ft²
57.8 m²

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