

ehB RESIDENTIAL

Your Property - Our Business

40, Montague Road, Warwick

Offers Over £350,000







An excellent opportunity to acquire this traditional three-bedroom semi-detached house, offering well-proportioned accommodation throughout and considerable scope for improvement.
The accommodation briefly comprises an entrance hallway, a spacious front reception room and a separate dining room, kitchen. On the first floor are three particularly well-proportioned bedrooms, together with a bathroom
Externally, the property benefits from a generous and established rear garden, predominantly laid to lawn with mature shrubs, planted borders and a paved seating area
To the front of the property is a driveway providing off-road parking, with additional side access leading to the rear garden.

EPC D - NO UPWARD CHAIN

Location

Situated in a popular, well-established residential area of Warwick, Montague Road is conveniently close to the historic Warwick town centre, with an excellent selection of independent shops, cafés, restaurants, and everyday amenities. The property is ideally located for several well-regarded local schools, including All Saints' CofE Junior School, Emscote Infant School and Coten End Primary School. Warwick railway station is about half a mile away, providing convenient rail connections, while the nearby A46 and M40 motorway offer excellent road links to Birmingham, Coventry, and the wider motorway network.







Frontage
Concrete driveway with timber fencing and borders, leading to:

Covered Porch
Brick porch with wall light, composite double-glazed entrance door leading to:

Entrance Hallway
Decoratively tiled floor, double-glazed window to the side aspect, radiator, stairs to the first floor, airing cupboard housing the Glow-worm gas-fired combi boiler and doors to:

Downstairs Cloakroom
Under stairs with a low-level WC and a window to the side aspect

Living Room
11'11" inc chimney recess x 14'4" inc bay recess (3.64m inc chimney recess x 4.387 inc bay recess)
Large bay window to the front aspect, feature fireplace with stone effect hearth and timber mantle, radiator, sliding doors opening to:

Dining Room
13'1" x 11'11" inc chimney recess (4.0m x 3.64m inc chimney recess)
Feature fireplace with wooden mantle and marble effect setting and hearth, double-glazed doors to the rear aspect leading into the garden

Kitchen
5'10" x 8'10" (1.8m x 2.7m)
A range of base and eye-level white units with a composite worktop and decorative tiled







splashbacks, plus space and plumbing for an oven/grill, washing machine and tumble dryer. Space for a freestanding fridge-freezer, radiator, double-glazed window and double-glazed composite door to the rear aspect having access to the garden

First Floor Landing

Double-glazed windows to the side aspect, loft hatch and doors to:

Bedroom One

12'0" inc chimney recess x 13'3" (3.66m inc chimney recess x 4.04m)
Built in mirrored wardrobes floor to ceiling, large double glazed windows facing the rear aspect overlooking the garden, radiator

Bedroom Two

9'10" inc chimney recess x 14'11" inc bay recess (3m inc chimney recess x 4.57m inc bay recess)
Double glazed bay window, radiator

Bedroom Three

8'10" x 8'2" (2.7m x 2.5m)
Double glazed window facing the front aspect, radiator

Bathroom

Fully tiled suite, pedestal hand wash basin, low level flush WC, panelled bath with shower attachment and curtain rail, privacy double glazed window to the rear aspect, radiator







Rear Garden
The generous, enclosed rear garden is mostly lawn, complemented by established shrubs, mature trees, and attractive planted borders. A winding pathway leads to a spacious raised patio area at the rear, ideal for outdoor dining and entertaining.

Services
All mains services are understood to be connected to the property. NB: We have not tested the 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 inquiries.

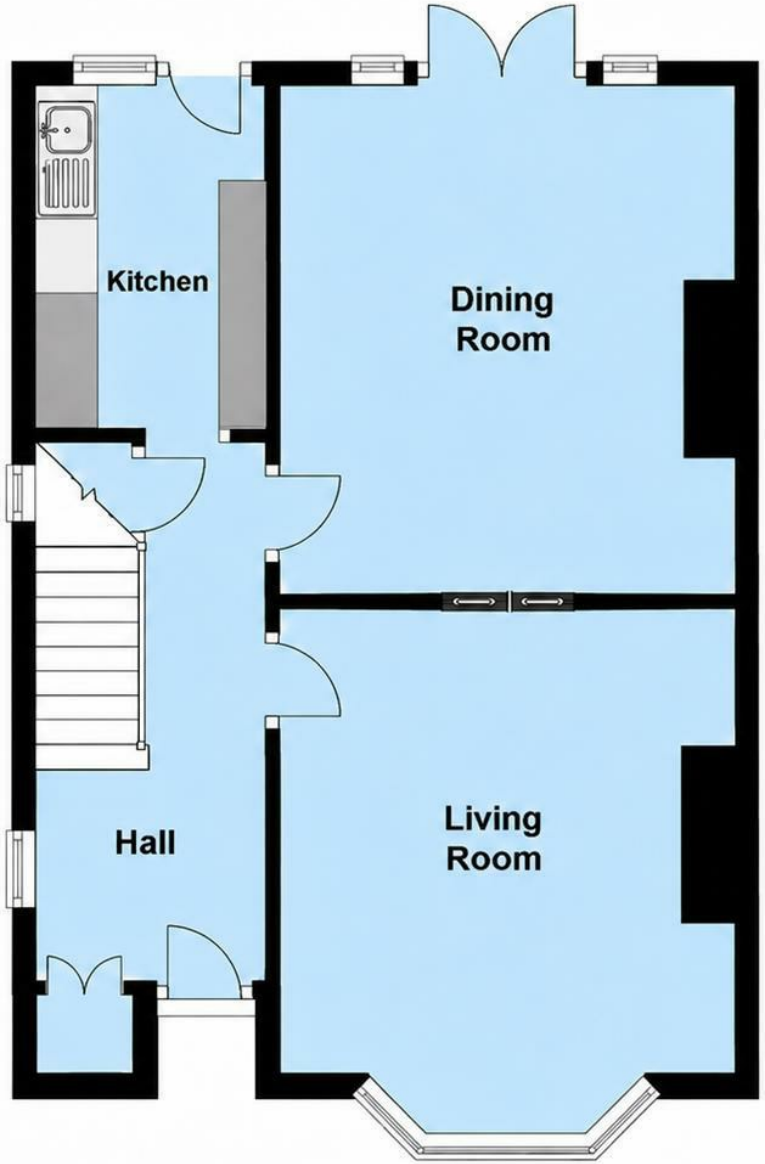
Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

Council Tax
The property is in Council Tax Band "C" - Warwick District Council

Postcode
CV34 5LJ

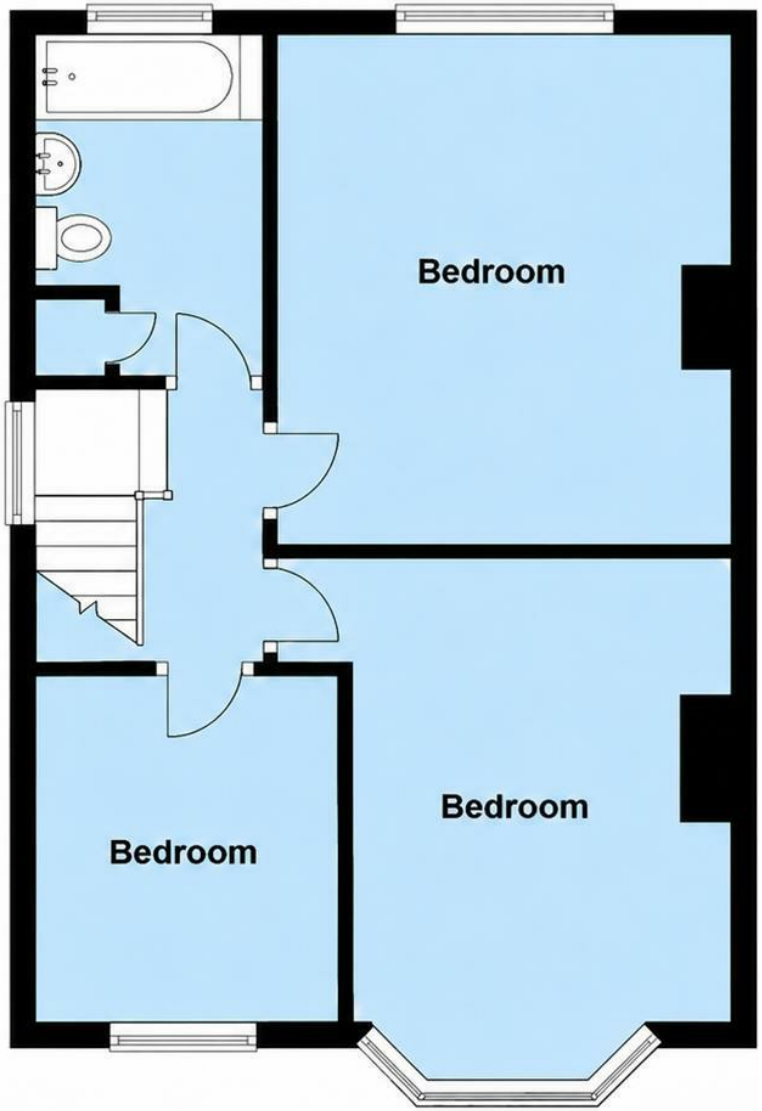
Ground Floor

Approx. 44.3 sq. metres (476.7 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.0 sq. feet)



Total area: approx. 89.4 sq. metres (962.7 sq. feet)

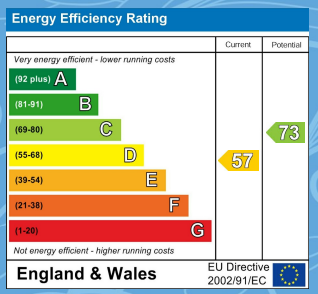
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