



Montgomery Road, Leamington Spa, CV31 2TG



# Property Description

\*\*\* AVAILABLE 13th FEBRUARY -DEPOSIT ALTERNATIVE AVAILABLE \*\*\* This well presented, two double bedroom detached bungalow is conveniently positioned on the fringe of Whitnash, within a popular and convenient development close to the town centre. The property is positioned close to the railway station and the town centre which offers a wide range of cafes, restaurants and retail outlets. The property is also positioned close to a choice of supermarkets and the major road networks.

This charming home is set back from roadside occupying a corner position with driveway parking. In brief, this two-bedroom detached bungalow has a welcoming entrance hallway leading you through to a well-proportioned living room with feature fireplace, double doors which lead out to a bright and airy conservatory and in turn the kitchen with appliances included (washing machine, dishwasher, under counter fridge and freezer). Two double bedrooms with convenient storage and modern shower room.

With mature gardens which wrap around the property to all sides, handy external storage with the timber shed and lean-to's, lawn, paving and allotment this property is offered Part-Furnished. Council Tax Band C. Energy Rating D. One Pet Considered.









Total area: approx. 79.2 sq. metres (852.2 sq. feet)

## Key Features

- AVAILABLE 13th FEBRUARY - DEPOSIT ALTERNATIVE AVAILABLE
- Whitnash, Leamington Spa
- Two Double Bedrooms
- Detached Bungalow
- Private Corner Plot
- Wrap Around Garden with Ample Storage
- Spacious Living Throughout
- Off Road Parking for Two Cars
- Energy Rating D
- Council Tax Band C

**£1,250 PCM**