



14 Montague Road, Warwick, CV34 5LJ

Offers Over £320,000

charlesrose.

This traditional semi detached home is located in this ever increasingly popular pocket on the fringes of Warwick. Allowing easy access in both Warwick and Leamington Spa town centres and also well positioned to take advantage of the major commuting networks close by. Having been lovingly maintained and offering beautifully presented accommodation throughout and all being offered with the added benefit of no onward chain.

LOCATION

Montague Road is situated within an established and well-regarded residential area of Warwick approximately one mile from Warwick's town centre amenities and also close to some highly sought after local schooling. It offers easy access to the major road networks such as the A46 and junction 15 of the M40 motorway. Not only road networks close by but the train stations of Warwick and Warwick Parkway also offer excellent commuter links.

GROUND FLOOR

The ground floor is full of charming features of which start within the well presented living room. The focal point is the exposed brick fireplace of which is complemented with the lovely decor surrounding. There is a real sense of space with the tall ceilings and original period timber doors setting the tone for the entire property. You walk through into the extended dining kitchen to the rear. Spacious, light and airy with flag stone flooring and an array of modern fitted cabinetry. Connecting seamlessly to the garden with large double doors opening out on to block paved patio.

Finally there is a handy ground floor cloak room.

FIRST FLOOR

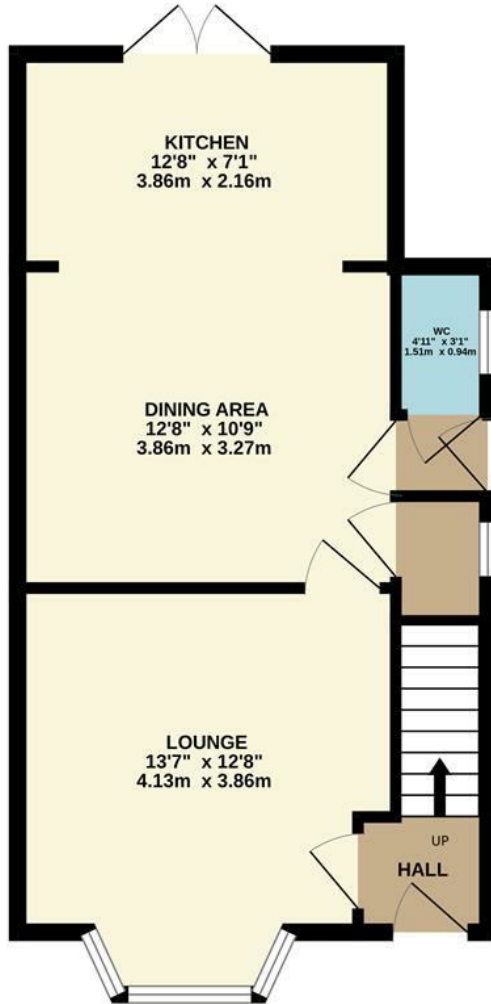
With continued tall ceilings, this floor is made up of two bedrooms, both good sizes and both doubles with the principal bedroom located to the front of the property having integrated storage. They are both decorated to a lovely standard with one being currently used as both guest quarters and home office alike. The bathroom has been finished with style at the forefront with a modern white suite mixed with contemporary grey cabinetry and opulent light green tiling.

OUTSIDE

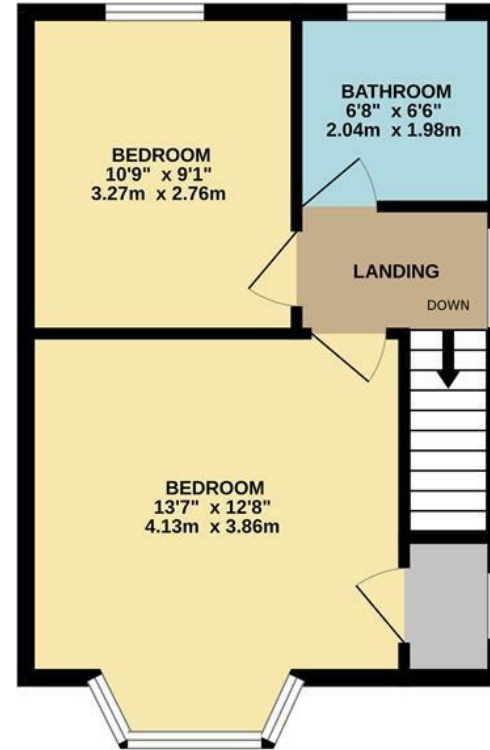
Upon arrival you are greeted with a driveway to the front allowing space for a couple of vehicles and also side access to the rear garden. Once you enter the rear garden you are struck with the sheer size on offer. Being divided into sections with a sizeable block paved patio to start of which steps onto the expanse of lawns with pathway leading to the allotment area with raised borders and timber shed.



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 813 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

