

FOR SALE



Montgomery Road, Whitnash, Leamington Spa

2 Bedroom, 1 Bathroom, Mid Terraced House

£260,000


MARTIN&CO



- Two bedrooms
- Kitchen diner
- Spacious living room
- Well presented throughout
- Ideal first time buy / investment
- Convenient for town
- Private rear garden

This well presented two-bedroom 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 comfortable bedrooms and a modern family bathroom.

Outside, the home benefits from a private rear garden-ideal for relaxing or outdoor dining-as well as off-road parking 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		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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

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

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

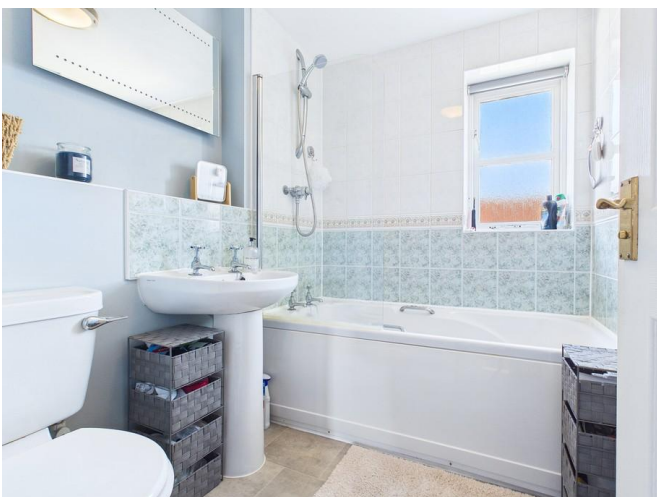


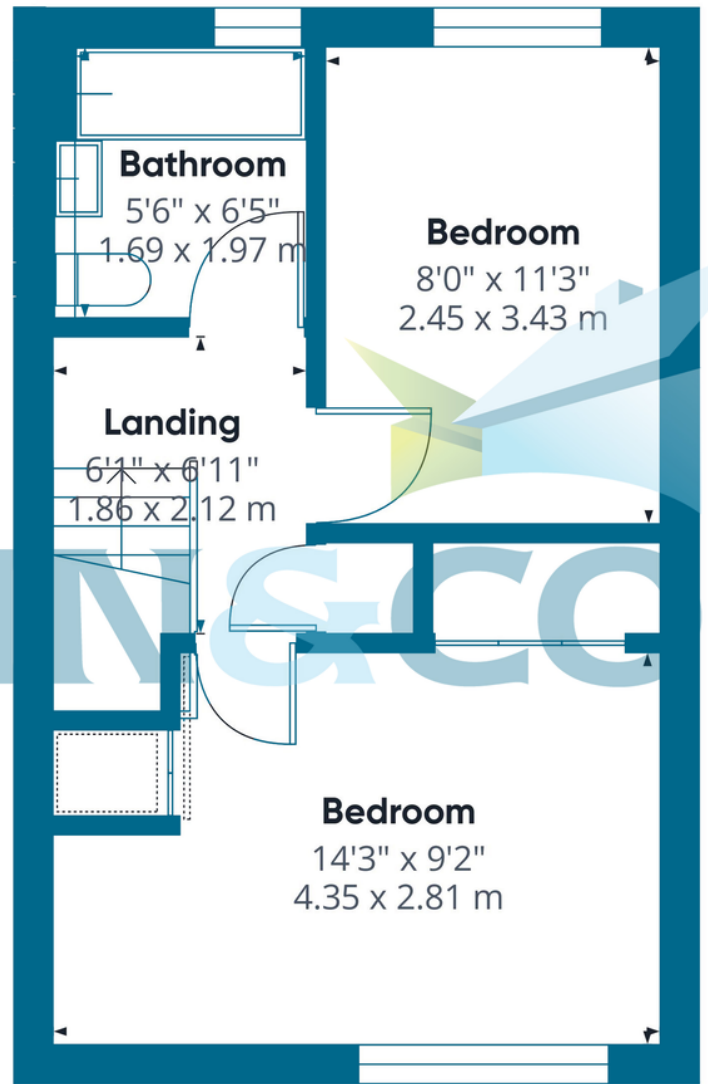
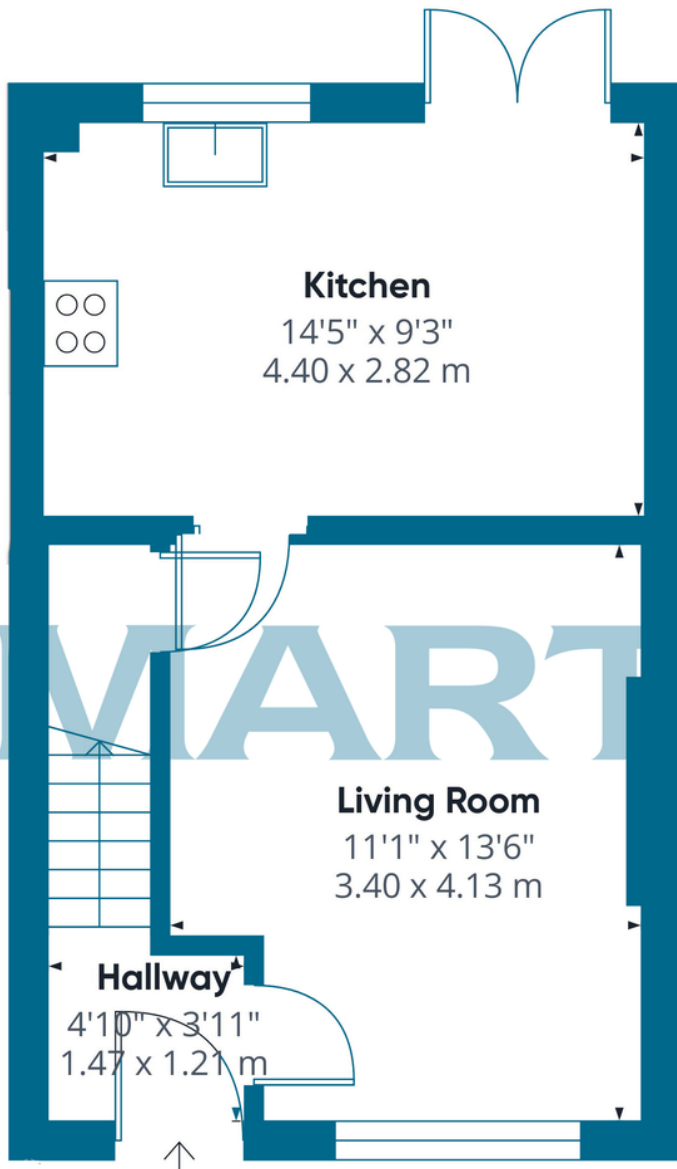
BEDROOM
14' 3" x 9' 2" (4.34m x 2.79m)

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

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

GARDEN





Approximate total area

621 ft²

57.8 m²

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