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Emscote Road, Warwickshire, CV34 5QR

Property Description

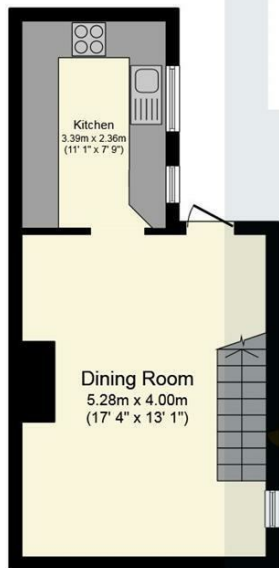
This excellently located town house overlooks the canal and is set over four floors. Briefly comprises; to the lower ground floor; reception room which is being used as a dining room, kitchen and access to the rear garden. To the ground floor; there is another reception room and a separate bathroom with a full suite. To first floor there are two double bedrooms and the top floor has a further loft room. This property is canal side and is being sold with no onward chain.

This property is currently let out until August 2024 and being let out for £800 pcm. The tenant has been there since June 2022 and we would anticipate a rental income of around £875 pcm in today's open market. Any buyer looking to occupy this property would need to wait until August 2024 to complete on the purchase.

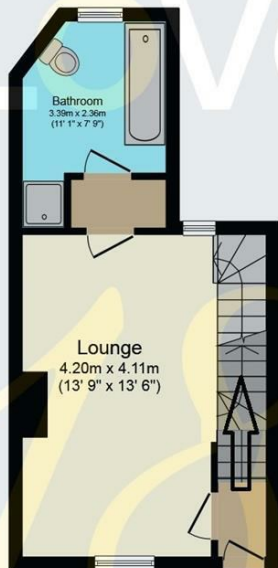
Call us today for more information or to book in an internal viewing.



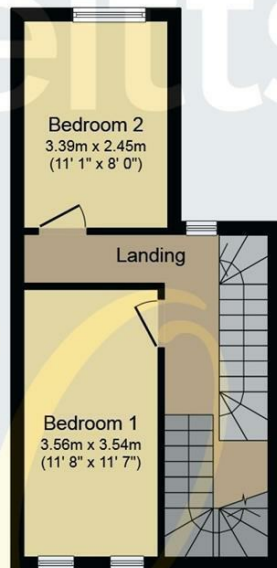




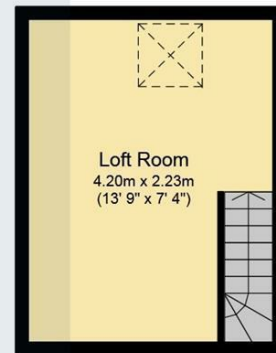
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Total floor area 108.9 m² (1,172 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Key Features

- End of Terrace
- Two Bedrooms With A Further Loft Room
- Gas Central Heating
- Family Bathroom
- No Onward Chain
- Council Band C
- EPC Rating E

Guide Price
£250,000

EPC Rating - E

Tenure - Freehold

Council Tax Band - C

Local Authority -