



**124 Emscote Road**

Warwick **CV34 5QJ**

Guide Price £500,000

# 12.4 Emscote Road

Situated within an extremely convenient location approximately mid-way between the centres of Warwick and Leamington Spa, this characterful Victorian semi-detached house offers three bedroomed accommodation and has been beautifully restored and decorated to be presented to an exceptionally high standard throughout. As part of their improvements, the current owners have been careful to maintain the original period style of the property, there being many lovely features reminiscent of the Victorian era combined with modern fittings. Notable features include a comfortable lounge with wood burner, together with a separate dining room, there also being a utility room and ground floor cloakroom in addition to the kitchen. On the first floor, the three bedrooms are complemented by an en suite shower room to the master bedroom and a beautifully appointed family bathroom, whilst outside there is a well proportioned garden to the rear with artificial lawn and covered alfresco gazebo area. Overall this is an excellent opportunity to purchase a family home of quality and character within a particularly convenient location.

## LOCATION

Emscote Road is a main arterial route between Warwick and Leamington Spa being well placed for access to the centres of both towns as well as other local facilities including a neighbouring Tesco supermarket. The convenience of the location is such that there are excellent local road links available not only to Warwick and Leamington, but also to other neighbouring towns and centres, along with links to the Midland motorway network, notably the M40. Regular commuter rail services operate from both Warwick and Leamington Spa.

## ON THE GROUND FLOOR

### RECESSED PORCH ENTRANCE

With panelled entrance door opening into:-

### THROUGH RECEPTION HALLWAY

With staircase off ascending to the first floor, exposed floorboards, period style central heating radiator and original stripped doors giving access to:-

### SITTING ROOM

3.84m x 4.37m (12'7" x 14'4")  
- into double glazed bay window.  
The bay window also being fitted with bespoke shutters and the room being beautifully presented with cornicing to the ceiling, period style radiator and recessed fireplace with period cast iron surround and housing a wood burner.

### DINING ROOM

3.78m x 3.20m (12'5" x 10'6")  
With feature cast iron fireplace housing an open coal effect living flame gas fire with hearth and tiled inserts to either side, fitted cupboards to

either side of the chimney breast in a hand painted finish, period style radiator, double glazed window and exposed floorboards.

### REAR VESTIBULE

With Karndeian flooring, stripped door to steps which descend to the cellar, double glazed door giving external access to the rear garden and access to:-

### KITCHEN/BREAKFAST ROOM

3.89m x 2.82m max (12'9" x 9'3" max)  
Being fitted with a range of cream units in a panelled style finish and surmounted by wood worktops comprising base cupboards, drawers and coordinating wall cabinets, larder style cupboard, together with illuminated display cupboard, recessed space to house a range style gas cooker, which is included in the sale, having filter hood over, fitted pine cupboard to one side of the chimney breast, Belfast style undermounted sink unit, ceramic tiled splashbacks to the worktops, Karndeian wood effect flooring, central heating radiator, double glazed window with pelmet lighting over and door to:-

### UTILITY ROOM

2.72m max x 2.41m max (8'11" max x 7'11" max)  
- forming an 'L' shape.  
With recess suitable for housing an American style fridge freezer, space for washing machine and tumble dryer with worktop over, double wall cabinet, wall mounted Intergas gas fired boiler, Karndeian flooring, obscure double glazed window, central heating radiator and door to:-

### RE-FITTED CLOAKROOM/WC

Being partly tiled with contemporary fittings comprising low level WC, wash hand basin with mixer tap and integrated cupboard below, obscure double glazed window and Karndeian flooring.

## CELLAR

4.37m into bay x 3.86m (14'4" into bay x 12'8")  
A single chamber cellar with passageway alongside providing useful storage space and housing the water meter and electric consumer unit.

## ON THE FIRST FLOOR

### MEZZANINE LANDING

With built-in shelved storage cupboard and stripped pine doors giving access to:-

### BEDROOM ONE (FRONT)

4.78m x 3.66m max (15'8" x 12'0" max)  
A spacious and beautifully appointed principal bedroom with twin double glazed windows to front elevation, central heating radiator, original cast iron fireplace, built-in wardrobe and door to:-

### EN SUITE SHOWER ROOM

Being partly ceramic tiled with white fittings comprising low level WC, fitted wash hand basin with integrated cupboard below and mixer tap, walk-in shower enclosure with sliding glazed door giving access and fitted shower unit and obscure UPVC double glazed window.

### BEDROOM TWO (MIDDLE)

3.76m x 3.20m (12'4" x 10'6")  
With double glazed window, central heating radiator and access trap to the roof space.

### BEDROOM THREE (REAR)

2.51m x 2.49m (8'3" x 8'2")  
- plus door recess.  
With useful built-in storage cupboard, central heating radiator and double glazed window.

### BATHROOM

Being beautifully appointed in period style with

## Features

Victorian Semi-Detached House

Highly Convenient Location

Two Reception Rooms

Kitchen/Breakfast Room

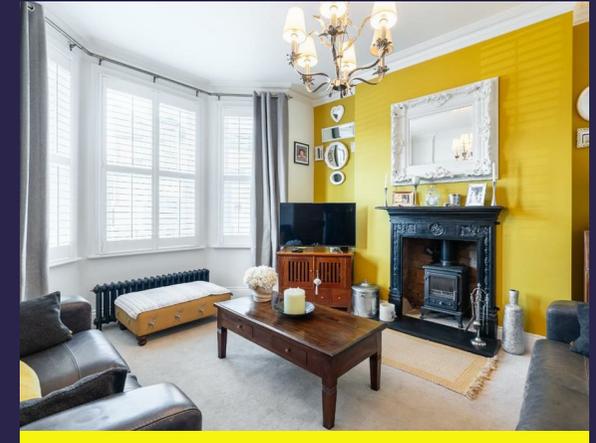
Utility and Cloakroom

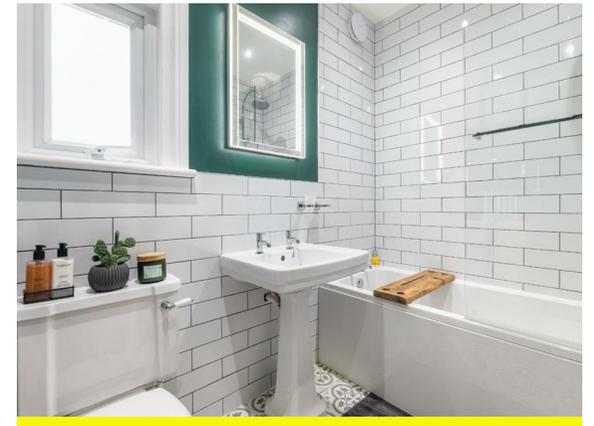
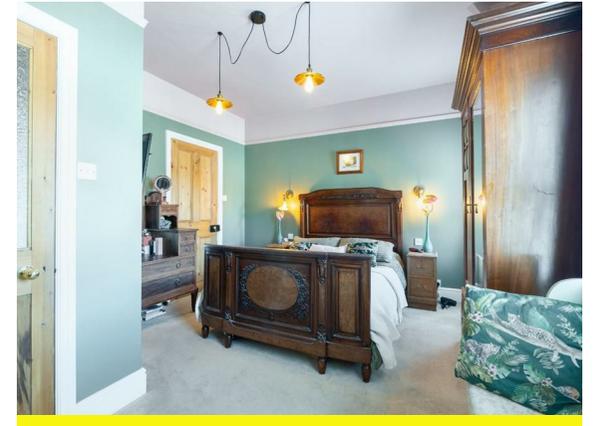
Three Bedrooms

Two Bathrooms

Generous Rear Garden

Well Placed for Warwick and Leamington Spa





# Floorplan



Total area: approx. 129.5 sq. metres (1393.4 sq. feet)

## General Information

### Tenure

Freehold

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Council Tax

Band D - Warwick District Council



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Contact us

01926 888998

leamington@wiglesworth.com

## Visit us

14 Euston Place, Leamington Spa, Warwickshire, CV32 4LY

wiglesworth.com