



Emscote Road, Warwick

*Distinctive
Collection*





Emscote Road

Warwick, CV34 5QR

Guide price €400,000

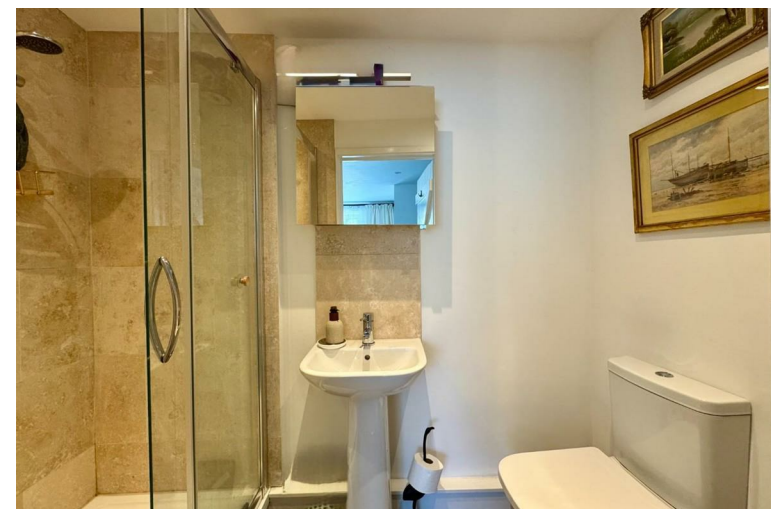
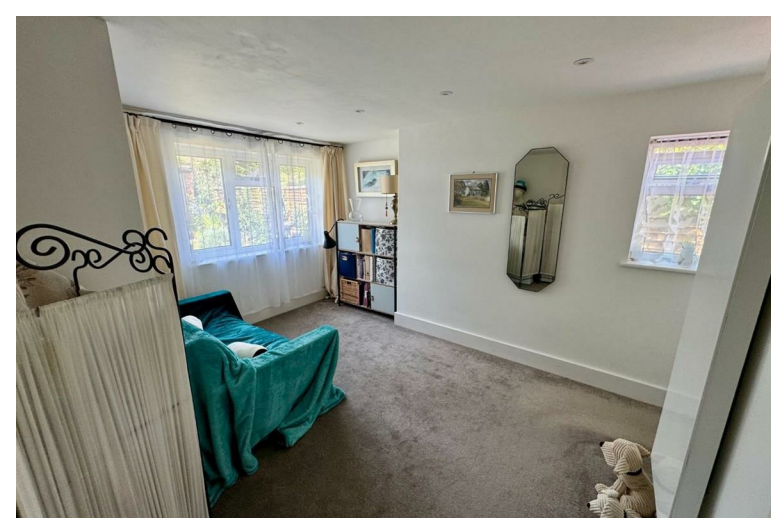
A Truly Characterful Three-Bedroom End-Terrace with Exceptional Flexibility
Brimming with charm, character and unexpected versatility, this delightful three-bedroom end-terrace home offers spacious and adaptable accommodation in a highly sought-after Warwick location.

Beautifully blending period character with modern comforts, the property features two inviting reception rooms, a stylish contemporary kitchen and three bathrooms, making it perfectly suited to families, multi-generational living or those seeking flexible work-from-home space.

A particular highlight is the ground floor ensuite bedroom, which offers superb versatility. Equally suited as a guest suite, home office, treatment room, studio or an additional reception room, this space provides endless possibilities to suit a variety of lifestyles. Upstairs are two further well-proportioned bedrooms, complemented by additional bathroom facilities, ensuring comfort and convenience for both family and visitors. Outside, the property enjoys a charming and private rear garden, ideal for relaxing or entertaining, with the added benefit of side access. To the front, a private driveway provides off-road parking.

Located on the ever-popular Emscote Road, the property is within easy reach of Warwick town centre, excellent local amenities, highly regarded schools and transport links, making this a wonderful opportunity to acquire a home that is as practical as it is full of personality. An early viewing is highly recommended to fully appreciate the character, flexibility and unique appeal this delightful home has to offer.





- Characterful 3-bedroom end-terrace home
- 3 bathrooms, including ground floor ensuite
- Flexible ground floor bedroom/home office/treatment room
- 2 reception rooms
- Modern fitted kitchen
- Driveway parking
- Private landscaped rear garden with side access
- Walking distance to Warwick town centre & station
- Ideal for families, professionals or multi-generational living
- No upward chain









The Property

Entrance Hall

Entrance to the property is via a composite, obscure glazed front door which leads in to the bright and airy entrance hall with the most fabulous feature wallpapered wall, the remainder of the walls being neutrally decorated, wood effect flooring. Double glazed door to rear elevation giving access out in the courtyard, double glazed window to rear elevation, gas central heating radiator and there are LED spotlights to ceiling.

An open doorway leads through in to what is currently used as a dining room.

Dining Room

3.783m x 2.575m (12'4" x 8'5")

Original quarry tiled flooring, neutral decor to walls and ceiling, double glazed window to side elevation, LED spotlights to ceiling, feature fireplace wall, carpeted stairs lead up to the first floor landing, two steps up and an open doorway lead in to the kitchen.

Kitchen

3.642m x 2.038m (11'11" x 6'8")

Having cushioned flooring and a continuation of the neutral decor, LED spotlights to ceiling, double glazed window to the side elevation. The kitchen is fitted with a range of white fronted base units and a double, glass fronted wall unit, granite effect worksurface with matching upstand. Bosch integrated appliances of an induction hob, electric oven and dishwasher, space for under counter freezer and there is an integrated, undercounter fridge. Space and plumbing for washing machine and there is a Worcester 28 CDi combi boiler. Obscure glazed, double glazed door to side elevation giving access to the rear garden.

Wooden door opens in to the flex space - bedroom three, reception room three etc

Bedroom Three/Reception Room Three

3.455m x 3.842m (max) (11'4" x 12'7" (max))

Carpeted to floor, neutral decor walls and ceiling, LED spotlights to ceiling, large double glazed window to rear elevation overlooking the garden, tall modern gas central heating radiator. Door in to the en-suite shower room

En-Suite Shower Room

Having wood effect flooring, neutral decor, walls being tiled to full height in the walk in shower, LED spotlights and extractor to ceiling. The en-suite is fitted with a chrome heated towel rail, low level WC, pedestal wash hand basin with chrome hot and cold mixer tap with a large, mirror fronted medicine cabinet above. Large walk in shower with chrome shower controls and attachments.



Living Room

4.262m x 4.161m (13'11" x 13'7")

Accessed from the dining room and having carpet to floor, neutral decor to walls and ceiling, two double glazed windows to front elevation both with gas central heating radiators below, exposed white painted beam to ceiling, LED spotlights to ceiling, low level corner cupboard which houses the electric meter.

From the dining room, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and decor, oak and glass banister, light point to ceiling. White painted doors leading in to all rooms.

Bedroom One

3.952m x 3.665m (12'11" x 12'0")

Carpeted to floor and with a continuation of the neutral decor, two double glazed windows to front elevation both with gas central heating radiators below, LED spotlights to ceiling.

En-Suite Shower Room

Wood effect flooring, neutral decor to walls and ceiling with walls being tiled to full height in the walk in shower, LED spotlights, extractor and small loft hatch to ceiling. Fitted with a chrome heated towel rail, pedestal wash hand basin with chrome hot and cold mixer tap with large mirror fronted medicine cabinet over, white low level WC and a large walk in shower with chrome shower control and attachments.

Family Bathroom

Wood effect flooring, neutral decor to walls and ceiling with walls being tiled to full height around the bath, basin and WC, light point and extractor to ceiling, obscure glazed, double glazed window to rear elevation. Fitted with a chrome heated towel rail, pedestal wash hand basin with chrome hot and cold mixer tap, shaver point, white low level WC and a bath with chrome hot and cold mixer tap with chrome shower controls and attachments.

Bedroom Two

4.119m x 2.699m (13'6" x 8'10")

Carpeted to floor and with a continuation of the neutral decor, double glazed window to side elevation, LED spotlights to ceiling and a there is a modern, tall gas central heating radiator.

Outside Front

Driveway parking for two cars

Outside Rear

As you access the garden from the kitchen there is a paved, courtyard style area benefitting from an outside tap. This then leads to a nice sized area of lawn with well stocked and mature beds with a full height gate to side elevation. Useful wooden shed and an additional brick built workshop/additional storage area.

Services

All mains services are believed to be connected.

Tenure

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

Council Tax

We understand the property to be Band C.

Viewing

Strictly by appointment through the Agents on 01926 411 480.

Special Note

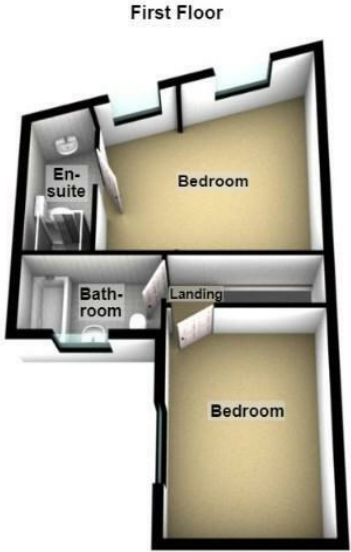
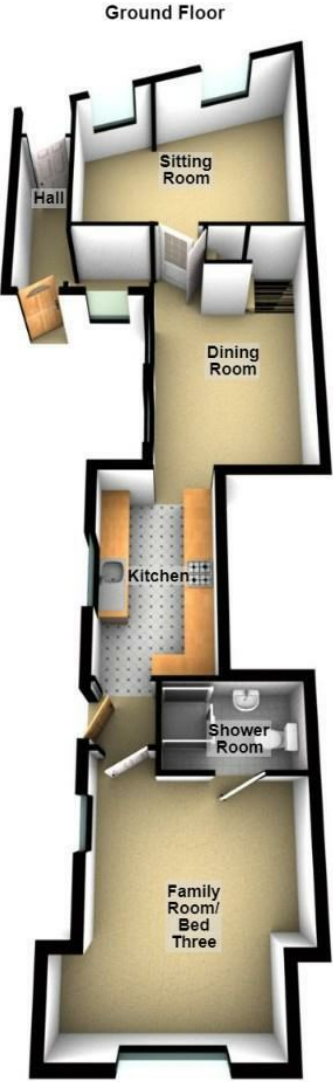
All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

Photographs

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

Disclaimer

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide; about the property is verified on inspection and also by your conveyancer.



Total area: approx. 107.1 sq. metres (1153.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive

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