



Emscote Road | Warwick | CV34 5QN

Offers over £435,000



KINGSWAY
ESTATE AGENTS

Key features

- Double Garage To The Rear
- Character Features Throughout
- Basement & Two Reception Rooms
- EPC Rating: TBC

Description

Kingsway Estate Agents are pleased to offer this beautifully refurbished three-bedroom period home in Warwick, combining modern finishes with original character features throughout.

The property features a hall with original tiled flooring, a bright living room with bay window and log burner, and a generous dining room with a second log burner. The bespoke kitchen is built from solid wood and an apex ceiling with Velux windows, creating a light and airy space.

A large double-chamber basement with plumbing and electrics already installed offers excellent potential for additional living space, an annexe, or workspace.

The first floor includes two bedrooms and a stylish period-inspired family bathroom with freestanding bath and separate shower. The second floor hosts an impressive principal suite with vaulted ceilings, exposed beams, Velux windows, log burner, ample storage, and a WC.

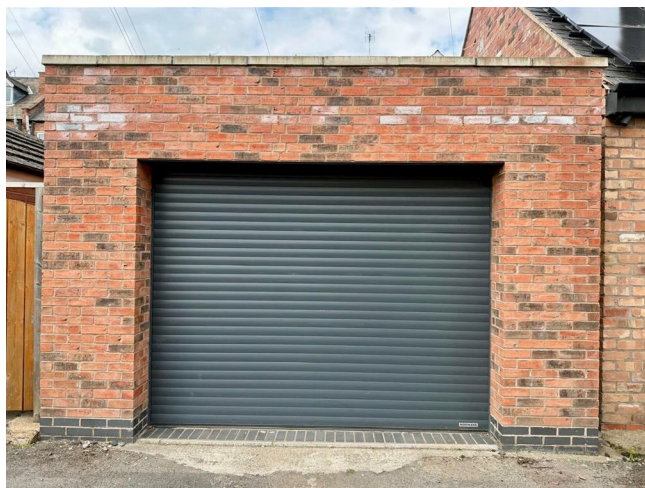
Period features include wooden floorboards, high ceilings, and handcrafted sash windows throughout.

Outside, there is a private low-maintenance walled garden and a newly built double garage with potential for conversion (STPP).

Ideally located within walking distance of Leamington Spa and Warwick, the property is close to shops, cafés, restaurants, the River Avon, and Grand Union Canal, with excellent transport links via the M40, A46, and local public transport.

Early viewing is highly recommended.

EPC Rating: TBC



Living Room

10'8" x 11'3"

Dining Room

14'1" x 11'10"

Kitchen

14'1" x 7'2"

Bedroom One

20'0" x 14'1"

Bedroom Two

14'0" x 11'5"

Bedroom Three

6'9" x 8'9"

Bathroom

8'10" x 6'6"







Camber One

14'3" x 11'5"

Camber Two

14'7" x 12'0"

Garage

12'9" x 19'10"

Floor plans



The floor Plan is for illustration purposes only and may not be a representative of the property and is not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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