



Emscote Road, , Warwick, CV34 5QJ

Offers In Excess Of £450,000



Ground Floor

Approx. 58.1 sq. metres (625.3 sq. feet)



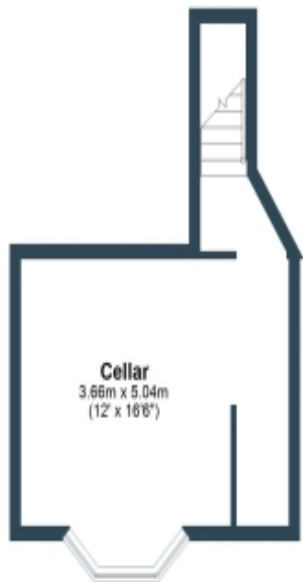
First Floor

Approx. 52.3 sq. metres (562.5 sq. feet)



Basement

Approx. 21.6 sq. metres (232.2 sq. feet)



Total area: approx. 131.9 sq. metres (1420.0 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

A transformed three-bedroom, elegant Victorian semi-detached family home presented to a stunning standard throughout by the current owners. Conveniently positioned for both Warwick and Leamington Spa towns within a short drive or stroll. 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.

A perfect blend of convenience and comfort, neutral tones are complemented by period features. It is not every day that such a handsome home comes onto the market, where the current owners take such pride in their home's presentation inside and out.

The property was bought in 2005 as a derelict home, needing love and a huge amount of investment, and our clients did just that. Creating a perfect haven for any family or couple.

What we love about this period home is the fashionable location and spacious accommodation with a sympathetic nod to the Victorian era.

Once through the front door, you are welcomed into the spacious hallway, which allows access to the first-floor and ground-floor accommodation.

The sitting room is positioned with views over the front aspect, via a bay window with fitted stylish shutters. A focal point of a log burner, with a decorative cast-iron surround, creating an ideal cosy space for a film and popcorn!

The property boasts a dining room for more formal dining or a versatile space as a snug or study. Hosting a cast-iron original fireplace with a electric coal effect fire with hearth and tiled surround. With handmade cupboards on either side of the chimney breast and exposed floorboards.

The kitchen has a farmhouse feel with a range of matching wall and base units, including butcherblock work-surfaces incorporating a Belfast sink and drainer. Integrated is a Rangemaster oven, and there is space for a dishwasher. For added convenience, the utility room allows space for an American-style fridge freezer, washing machine, and tumble dryer. The boiler and further storage are housed here, and there is access to the garden. Completing the ground floor is the cloakroom/W.C.

A single chamber cellar with a passageway alongside, providing useful storage space and housing the water meter and electric consumer unit.

Upstairs continues with the "wow" factor with a master bedroom offering twin windows and an en-suite shower room with a double tray shower, vanity unit, and tiling. The two further bedrooms are of a good size with a luxurious family bathroom.

Being beautifully appointed in period style with Victorian-style part-tiled walls. Having a rainfall shower over the bath, an illuminated mirror, and a period-style radiator.

Outside is a garden that could transport you to the South of France! Multi coloured fencing, with a beach-style gazebo behind, providing a space for alfresco dining and entertaining. For late-night stargazing and having your friends round. With artificial lawning and planted borders. Electric and a timber shed complete the garden.

Side-gated access leads to a rear access. Please note there is no legal right of way, but the current owners have now maintained and used this area for over 20 years for parking. There is a parking bay positioned directly opposite the property, on a first-come, first-served basis.

Viewing is an absolute must to appreciate this beautiful home.

General Information-Subjective comments in these details imply the opinion of the selling Agent at the time they were prepared. Naturally, the opinions of purchasers may differ.

Agents Note: We have not tested any of the electrical, central heating, or sanitaryware appliances. Purchasers should investigate the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileage quoted in these sales particulars are approximate.

Fixtures and Fittings: All fixtures and fittings mentioned in these particulars are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that the purchaser confirm this at the point of offer.

In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all of our clients to confirm their identity.

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