



7 Emscote Road, CV3

Offers Over £170,000

This charming end terrace period property, built in 1920, offers a delightful blend of character and modern potential. With its partially renovated interiors, this home is perfect for those looking to add their personal touch while enjoying the original features that make it truly special.

The ground floor opens to a quaint front porch leading into two spacious reception rooms and large kitchen. The first floor boasts three well-proportioned bedrooms, two generous doubles and a smaller back bedroom, and family bathroom. Ample storage throughout. Front and back gardens.

Included in the sale are building supplies, featuring a full bathroom suite, which presents an excellent opportunity for the new owner to complete the renovations to their taste.

Viewings

Please contact our GLB Office on 02476 433416 if you wish to arrange a viewing appointment for this property or require further information.



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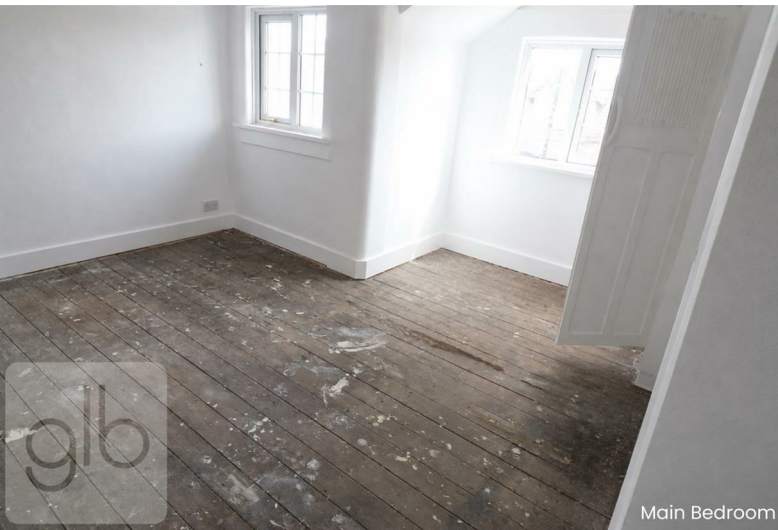
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Dining Room



Kitchen

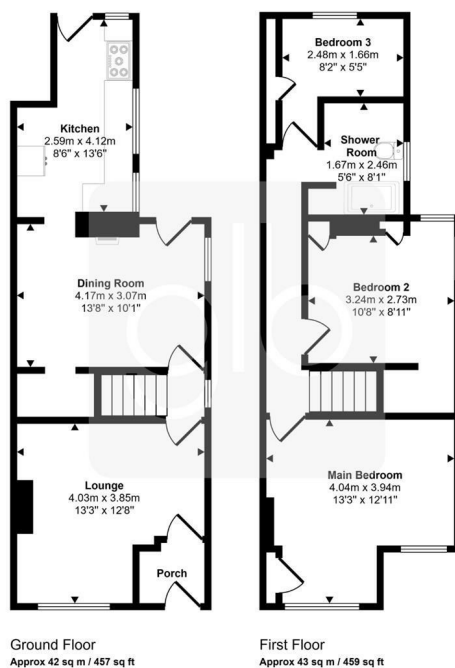


Main Bedroom



Bathroom

Floorplan



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



**PROPERTY
SERVICES**
LIMITED

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.