

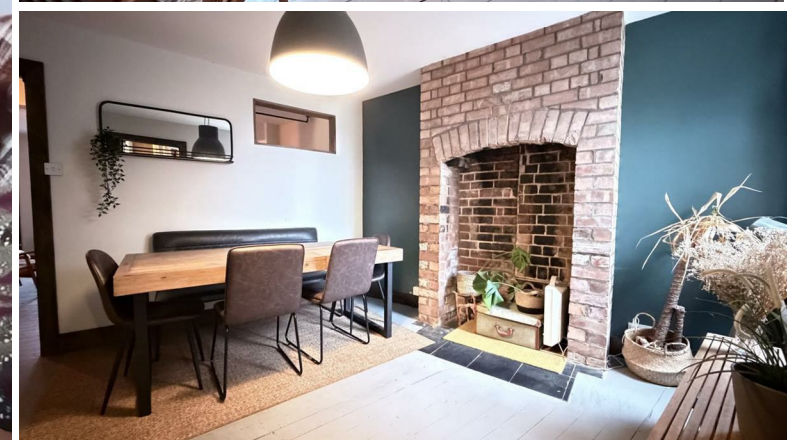
**ehB**  
RESIDENTIAL

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178, Emscote Road, Warwick

Price Guide  
£315,000



This surprisingly spacious three-bedroom terrace spans three levels and is conveniently located near all local amenities. The layout includes an entrance lobby, a living room, a cellar, a dining room, a fitted kitchen, a ground-floor WC/utility room, two double bedrooms on the first floor, an impressive family bathroom, and a third bedroom that can also serve as a study. There is a private courtyard-style rear garden with a gated rear pedestrian access. NO UPWARD CHAIN. Energy rating E.

#### Location

This period townhouse is conveniently situated for access to the centres of both Warwick and Leamington Spa and within walking distance of local amenities to the nearby Tesco superstore. 'The property is a five-minute walk to the nearby river and canalised, and there is a pleasant walk into both Warwick and Leamington Spa town centres.'

#### Approach

Through a double-glazed entrance door with a spy-hole into:

#### Entrance Lobby

With a multi-paned door to:

#### Living Room

14'7" x 11'6" irregular shape (4.45m x 3.53m irregular shape)  
Exposed painted floorboards, projecting chimney breast with decorative cast iron surround, tiled inlay and slate display hearth. Radiator, double-glazed bow window to the front aspect with fitted shutters. Staircase rising to First Floor Landing, access to Cellar. Multi-paned door to:

#### cellar

The cellar is located beneath the dining room and has power and lighting.

#### Dining Room

11'10" x 11'7" (3.63m x 3.54m)  
Exposed painted floorboards, a projecting brick chimney breast with tiled display hearth, radiator and a double-glazed window to the rear aspect. Multi-paned door to:

#### Fitted Kitchen

17'1" x 6'9" (5.23m x 2.06m)

Range of wood fronted base and eye level units, granite worktops and Belfast style sink with mixer tap. Baumatic range-style cooker with five-burner hob and extractor unit above. Integrated dishwasher, space for fridge/freezer, double door cupboard housing the Worcester gas-fired boiler with shelved double door storage cupboards below. Part angled ceiling incorporating two Velux double-glazed roof-lights, two double-glazed windows to the side aspect, and a UPVC double-glazed stable-style door provides access to the garden. Door to:

#### WC/Utility

White suite comprising WC, wash hand basin with tiled splashbacks, worktop with space and plumbing beneath for a washing machine, display shelving over and a double-glazed window.

#### First Floor Landing

Exposed floorboards, radiator, staircase rising to Second Floor Landing. Doors to:





#### Bedroom One

11'11"m x 11'7" (3.64m x 3.54m)

Exposed floorboards, brick chimney breast with cast iron decorative fire surround, radiator. Open fronted wardrobe space to chimney alcove providing hanging rail and shelving, and a double-glazed window to the rear aspect.

#### Bedroom Two

12'2" x 11'6" (3.71m x 3.52m)

Exposed floorboards, radiator, brick chimney breast with cast iron fire surround, tiled hearth and a double-glazed window to the front aspect.

#### Second Floor Landing

Exposed floorboards. Doors to:

#### Bedroom Three/Office

11'6" x 8'5" (3.52m x 2.59m)

Exposed floorboards, radiator, access to roof space, decorative cast iron fireplace, open storage recess with hanging rail space, plus eaves storage space. Double-glazed dormer window to the front aspect, part angled ceiling with a Velux double-glazed roof-light.

#### Spacious Bathroom

11'10" x 7'6" (3.62m x 2.29m)

White suite comprising bath with mixer tap and shower attachment, WC, pedestal wash hand basin, tiled floor with underfloor heating. Large tiled shower enclosure with shower system, extractor fan and a double-glazed dormer window to the rear aspect.

#### Rear Garden

The property has a shallow foregarden, retained by a dwarf brick wall with inset wrought-iron rails.

The rear garden is mainly laid to lawn with a block-paved patio area, a pergola and mature climbing plants. The garden is enclosed on all sides with a path leading to the rear pedestrian access.

#### Tenure

The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

#### Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order cannot give warranties in these respects. Interested parties are invited to make their own inquiries.

#### Council Tax

The property is in Council Tax Band "C" - Warwick District Council

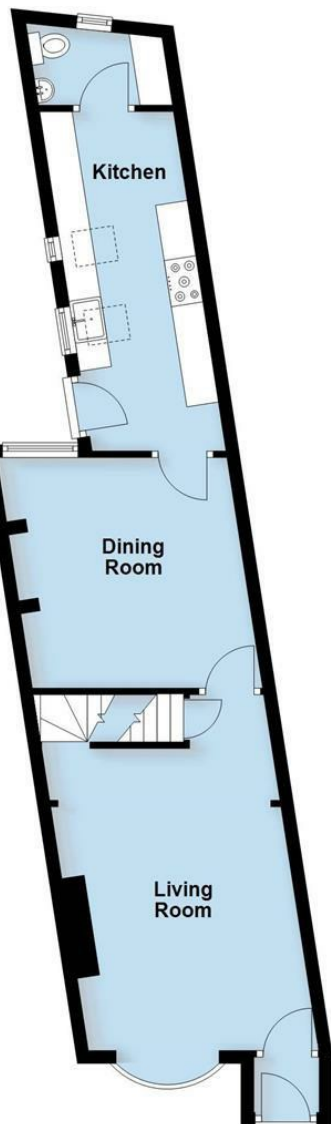
#### Postcode

CV34 5QN

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## Ground Floor

Approx. 48.7 sq. metres (524.2 sq. feet)

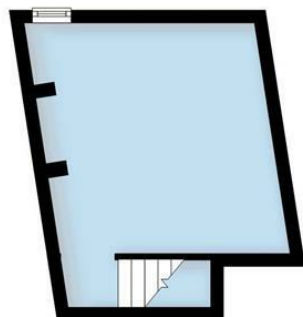


Total area: approx. 120.5 sq. metres (1297.1 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

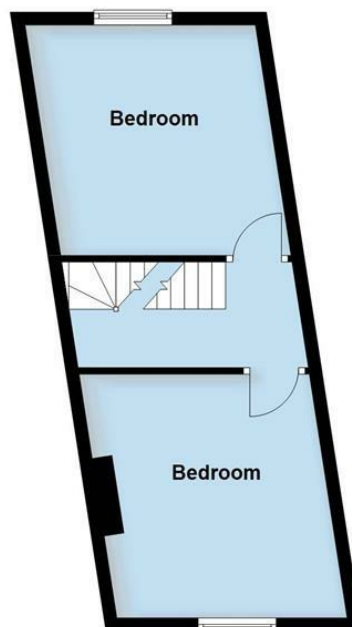
## Basement

Approx. 14.9 sq. metres (160.2 sq. feet)



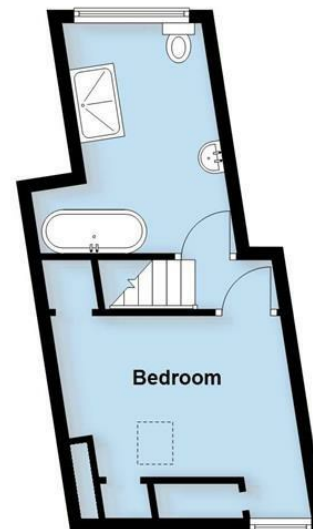
## First Floor

Approx. 33.3 sq. metres (358.6 sq. feet)



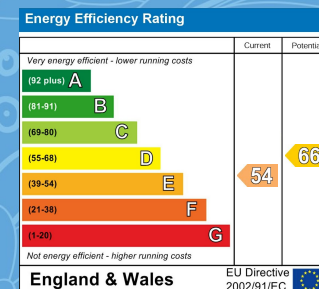
## Second Floor

Approx. 23.6 sq. metres (254.1 sq. feet)



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Also at: Leamington Spa, Somerset House,  
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