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GODFREY-PAYTON  
CHARTERED SURVEYORS

222 Emscote Road, Warwick, Warwickshire, CV34 5QT

Guide Price | **£220,000**

# Emscote Road, Warwick, CV34 5QT

Two Bedroom Terraced Property - Requiring Modernisation - No Onward Chain

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## 222 Emscote Road comprises in further detail:

The property is approached via a walled fore garden, with feature blue-brick wall and paved area leading to:

### Canopy

Original detailing to brickwork of the canopy and an original style entrance door opening to:

### Ground Floor Accommodation

#### Entrance Hall

Window over entrance door to front aspect, ceiling light point, storage heater, stairs leading to first floor accommodation and doors to:

#### Reception Room One

Bay window to front aspect, ceiling light point, tiled fireplace with tiled hearth and storage heater.

#### Reception Room Two

Window to rear aspect, tiled fireplace with tiled hearth, storage heater and concertina door opening to:

### Kitchen

Window to rear aspect, ceiling strip light, tile effect flooring and a fitted kitchen comprising of: range of wall, drawer and base units with work surfaces over, inset one bowl sink with mixer tap over and drainer unit, space for electric cooker, and door with stairs leading down to:

### Lower Ground Floor Accommodation

#### Hallway

Ceiling light point, built-in storage cupboard and doors to:

#### Room One

Two concealed windows to front aspect, ceiling strip light and feature original brick floor.

#### Room Two

Window to rear aspect, ceiling strip light, original style built-in cupboard to recess, tiled fireplace with hearth, wall-mounted Belfast sink, storage heater and door leading to:

#### Rear Lobby

Original style door opening to rear garden, hatch to understair storage, tiled flooring and door to:

#### Shower Room

Obscured window to rear aspect, fully tiled walls and floor and a suite comprising of: low-level flush w.c., wash hand basin encased in vanity unit and shower cubicle.

#### First Floor Accommodation

The first floor is accessed via a staircase in the entrance hall leading to:

#### Split-Level Landing

Ceiling light point, loft hatch and doors to:

#### Bedroom One

Two windows to front aspect, ceiling light point and storage heater.

#### Bedroom Two

Window to rear aspect and ceiling light point.



### **Wet Room**

Obscured window to rear aspect, ceiling light point, panelling to walls and ceiling, access to airing cupboard, and a suite comprising of: low-level flush w.c., pedestal wash hand basin and walk-in shower area with glass screen and electric shower.

### **Outside**

The rear garden is accessed via the gated rear entry leading from Grange Close and via the Lobby in Lower Ground Floor Accommodation, and comprises of a largely paved garden area with raised border to side.

### **Agent Notes:**

1. Pleasé be advised that the grant of probate has been issued for the property.
2. 222 Emscote Road is located closely to the Potterton Fields and the River Avon.

The vendors have provided the information relating to the above. Godfrey-Payton has not checked the legal documentation to verify the status of the property, or the information provided by the vendors and would therefore advise any potential buyer to obtain verification from their solicitor.

### **Fixtures & Fittings**

Please note, only items expressly mentioned in these sales particulars are to be included in the sale price of the property.

### **Energy Performance Certificate**

The Energy Performance Certificate (EPC) rating for this property is: E.

### **Council Tax Band**

Please be advised that the property is located under Warwick District Council and has a tax band of A.

### **Services**

Godfrey-Payton understand from the vendor that all mains drainage, electricity and water are connected to the property. Any interested party should obtain verification of this information via their solicitor and/or surveyor.

### **Tenure**

Godfrey-Payton understand that the property is Freehold. However, we have not checked the legal title of the property and all interested parties should obtain verification of the same via their Solicitor or Surveyor before committing to the purchase of the property.

### **General Information**

Please be advised that these sales particulars do not form part of the contract of sale due to the possibility of errors and/or omissions. The particulars have been prepared as an outline to the property only, and all information should be verified via your solicitor. Prospective purchasers should satisfy themselves as to the accuracy of the information provided.

The property is to be sold subject to rights of way, public footpaths, easements, wayleave agreements, covenants and any other matters which may affect the legal title of the property.

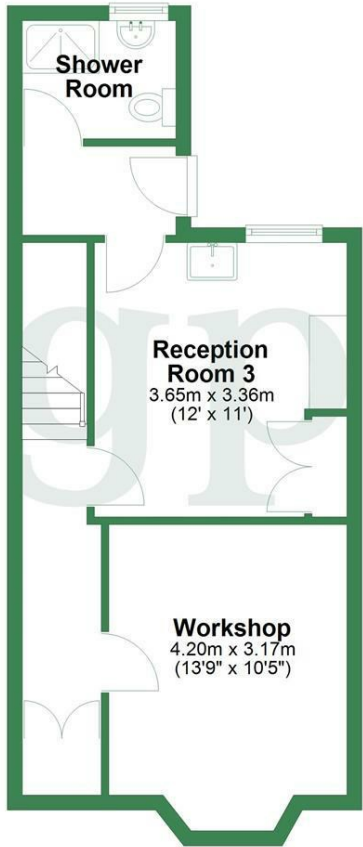
Godfrey-Payton has not verified the property's structural status, ownership, tenure, planning/building regulation status, or the availability or operation of services and/or appliances.



# Floor Plan

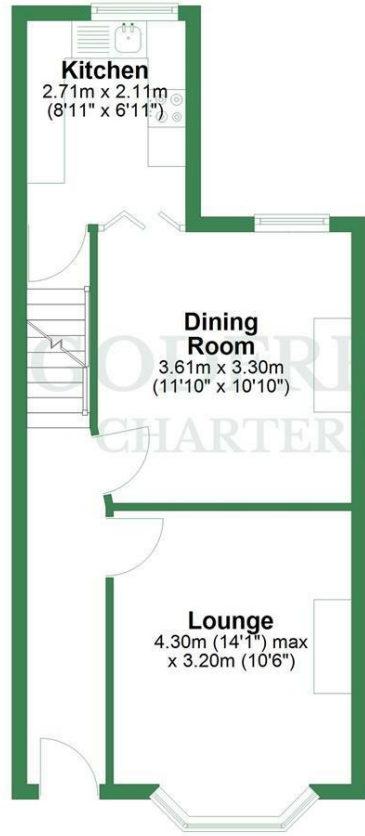
## Lower Ground Floor

Approx. 38.5 sq. metres (414.9 sq. feet)



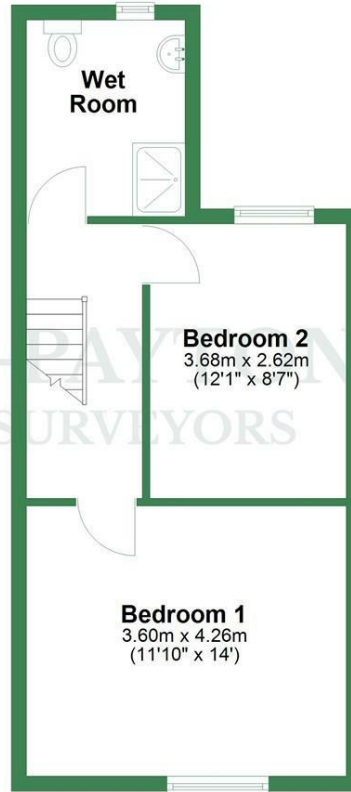
## Ground Floor

Approx. 38.1 sq. metres (410.3 sq. feet)



## Second Floor

Approx. 37.1 sq. metres (399.8 sq. feet)

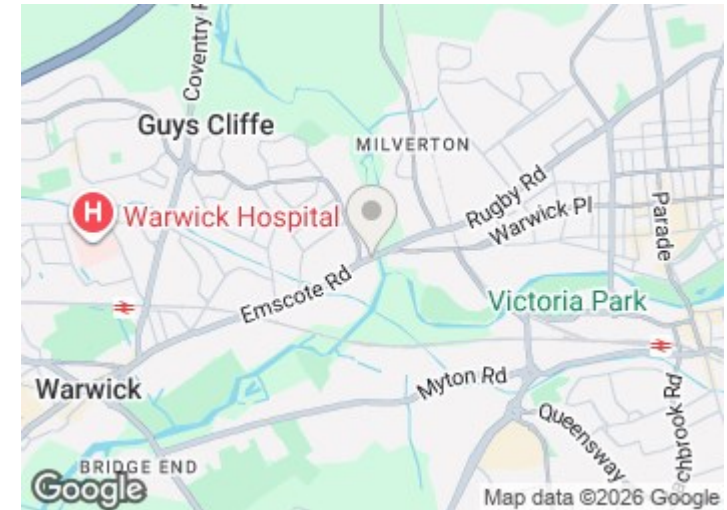


Total area: approx. 113.8 sq. metres (1225.0 sq. feet)



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## INFORMATION

### Viewings

To be arranged via Godfrey-Payton on: 01926 492 511

### Website

For more information visit our website: [www.godfrey-payton.co.uk](http://www.godfrey-payton.co.uk)

### Opening Hours

Monday - Friday 9.00am - 5.30pm  
 Saturday By Appointment Only  
 Sunday Closed