



**2 Bed
Commercial
located in**


MARGETTS
ESTABLISHED 1806

38 Emscote Road
Warwick
CV34 4QP



Guide Price £250,000

UNDER OFFER. A former three bedroom terraced property previously used as a "takeaway" with cellar and off-road rear parking with 2 bedroom living quarters. Current use A3, A4, and A5. Subject to change of use/planning permission, we believe the property could be turned back to a residential house.

Front Reception

14' 11" x 12' 8" (4.55m x 3.86m) with single glazed windows and door to the front and door to the

Food Preparation Area

12' 4" x 12' 9" (3.76m x 3.89m) with tiled floor, radiator, door to cellar and door to staircase

Kitchen

8' 3" x 12' 4" (2.51m x 3.75m)

Store

12' 1" x 6' 6" (3.68m x 1.98m) with door to the rear.

Utility Room

with sink unit and work surface with base unit under and plumbing for washing machine, further wash hand basin, double glazed window and

Separate WC

Separate WC with suite and double glazed window.

Door leads down to the

Single Chamber Cellar

11' 9" x 14' 4" (3.57m x 4.38m) with electric light.

First Floor Landing

with storage cupboard over the bulkhead.

Living Room or Bedroom

15' 4" x 13' (4.67m max x 3.97m) with double glazed windows to the front and radiator.

Bedroom Two

10' 4" x 12' 11" (3.15m x 3.93m) with double glazed window to the rear.

Bedroom Three (Rear)

7' 9" x 13' 2" (2.37m x 4.02m) with double glazed window and wall mounted gas fired central heating boiler.

Bathroom

Shower room with shower cubicle and low-level WC. Small wash handbasin and single glazed window.

Outside

The property has a rear access providing parking. There is also a large storage shed.

Agent's Notes

We believe the property to be freehold.

We believe all mains services are connected.

Local Authority: Warwick District Council.

Viewing: Strictly by appointment through the Agents.





38 Emscote Road, Warwick, CV34 4QP



Total area: approx. 127.5 sq. metres (1372.6 sq. feet)
This plan is for illustration purposes only and should not be relied upon as a statement of fact

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

DIRECTIONS

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