

**Flat 3, 208 Emscote Road**

Warwick **CV34 5QT**

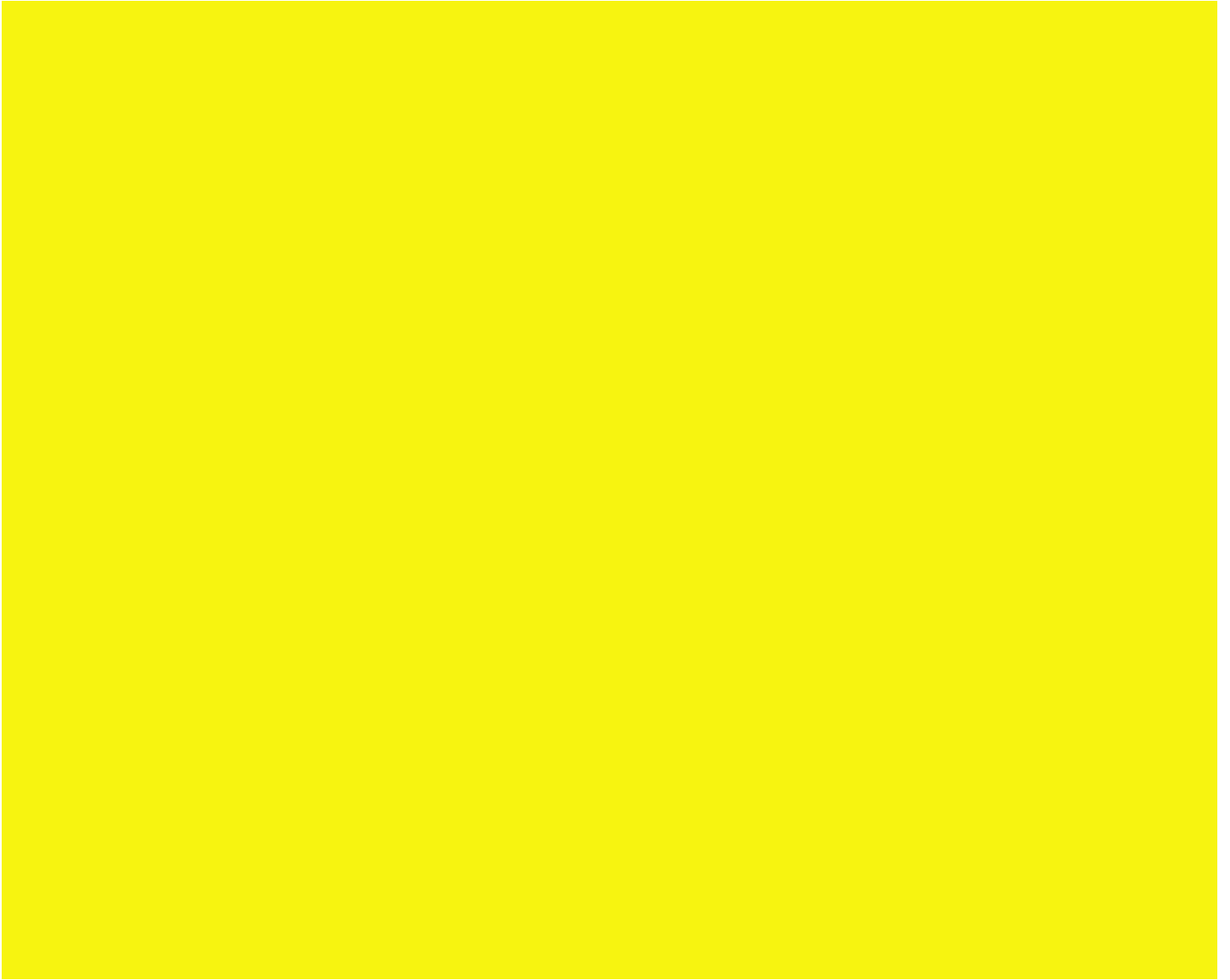
£175,000

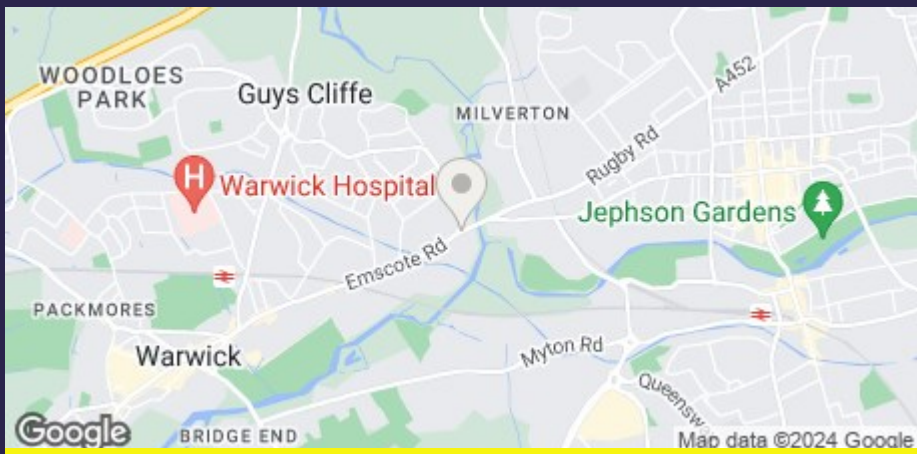
# Flat 3, 208 Emscote Road


Being situated within the Wappenbury Estate and having lovely rural views extending to both the front and rear of the property, this semi-detached former agricultural workers' cottage offers three bedroomed accommodation and is offered for sale with the benefit of no onward chain. Having been occupied for many years by an agricultural tenant, the property is now vacant and presents an excellent opportunity for a purchaser to modernise and potentially extend to their own specification, subject to the appropriate consents. The cottage occupies a generous plot with garden extending to three sides. Overall this is a rare opportunity to purchase a property within a lovely semi- rural location and offers tremendous future scope and potential.

## Features







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		
	<b>64</b>	<b>73</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

### General Information

Tenure  
Freehold

### Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

### Fixtures & Fittings

Specifically excluded unless mentioned in these sales particulars.

### Council Tax

Band - Warwick District Council



### Contact Us

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### Visit us

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