





A rare investment opportunity to acquire a substantial semi detached period residence which has been successfully converted and extended with HMO licence for eleven bed-sits with en-suite facilities and communal areas, with high earning potential, in this well regarded location.

Emscote Road

Is a popular and convenient location, being situated close to both Leamington and Warwick with a good range of local facilities and amenities available including shops, recreational facilities and schools, and within easy reach of Warwick railway station.

The Property

Is a rare investment opportunity to acquire a substantial semi detached period residence which has been successfully extended and converted with HMO licence to provide eleven bed-sits with en-suite facilities and extensive communal facilities. The property is understood to comply with all current fire regulations and is offered with vacant possession. The property also includes an off road car parking facility and double garage accessed to the rear and is offered to a good standard of presentation throughout. Internal inspection is essential for its investment potential to be fully appreciated.

In further detail the accommodation comprises:-

Porch & Vestibule

Leads to..

Reception Hall

With radiator, under stair recess, meter cupboard, two radiators.

Communal Lounge/Dining/Kitchen Area

35'10" x 14' max (10.92m x 4.27m max) With laminate floor, two radiators, TV point and kitchen area with a range of base cupboard and drawer units, rolled edged work surfaces, single drainer stainless steel sink unit with splash backs, electric cooker point, high level cupboards and windows to two aspects.

Bedroom One

10' x 7'6" (3.05m x 2.29m) With radiator.

Shower Room En-Suite

With shower cubicle with integrated shower unit, pedestal basin, low flush WC, splash backs and extractor.

Utility Room

9' x 5'2" (2.74m x 1.57m) With base cupboard and drawer units, rolled edged work surfaces, single drainer stainless steel sink unit, plumbing for automatic washing machine, laminate floor, high level cupboards.

Bedroom Two

9'2" x 8'9" (2.79m x 2.67m) With French door to balcony, radiator.

En-Suite Shower Room

With white suite comprising shower cubicle with integrated shower unit, pedestal basin, low flush WC, splash backs and extractor.

Steps to...

Lower Ground Floor

With radiator.

Shower Room/WC

With shower cubicle with integrated shower unit, pedestal basin, low flush WC, splash backs, extractor, tiled floor.

Bedroom Three

12'6" x 9'6" (3.81m x 2.90m) With radiator.

Bedroom Four

12'6" x 9'4" (3.81m x 2.84m) With radiator.

Stairs and First Floor Landing

With radiator, two airing cupboards with lagged cylinders.

Bedroom Five

13'6" x 7'9" (4.11m x 2.36m) With radiator.

En-Suite Shower Room/WC

With white suite comprising shower cubicle, integrated shower unit, pedestal basin, low flush WC, splash backs and extractor fan.



Bedroom Six

10' x 8'9" (3.05m x 2.67m) With radiator, bay window.

En-Suite Shower Room/WC

With white suite comprising shower cubicle, integrated shower unit, pedestal basin, low flush WC, splash backs and extractor fan.

Bedroom Seven

10'9" x 8'9" (3.28m x 2.67m) With radiator.

En-Suite Shower Room/WC

With white suite comprising shower cubicle, integrated shower unit, pedestal basin, low flush WC, splash backs and extractor fan.

Bedroom Eight

7'6" x 12'3" (2.29m x 3.73m) With radiator.

En-Suite Shower Room/WC

With white suite comprising shower cubicle, integrated shower unit, pedestal basin, low flush WC, splash backs and extractor fan.

Bedroom Nine

15' x 15'3" (4.57m x 4.65m)

En-Suite Shower Room/WC

With white suite comprising shower cubicle, integrated shower unit, pedestal basin, low flush WC, splash backs and extractor fan.

Stairs and Second Floor Landing

With radiator, leads to...

Kitchenette

17'4" x 5' (5.28m x 1.52m) With extensive range of base cupboard and drawer units, single drainer stainless steel sink unit, radiator.

Bedroom Ten

12' x 6'6" (3.66m x 1.98m) With radiator.

En-Suite Shower Room/WC

With white suite comprising shower cubicle, integrated shower unit, pedestal basin, low flush WC, splash backs and extractor fan.

Bedroom Eleven

12'10" x 7'6" (3.91m x 2.29m) With radiator and access to storage within the eaves.

Outside

To the front of the property is twin off road car parking facility, a communal gravelled drying area to the rear and accessed via a shared service road is a detached garage and a further gravelled standing area.

Detached Double Garage

With up and over door and personal door.

Tenure

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

The property is currently vacant however is provided with a current HMO licence and conforms to all fire and statutory regulations.

Services

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

Location

Proceeding west from our office via Warwick Place, proceed over Portobello Bridge onto Emscote Road and proceed for a distance whereupon the property will be found located on the left hand side.

Emscote Road

Warwick
CV34 5QJ

Your Property - Our Business

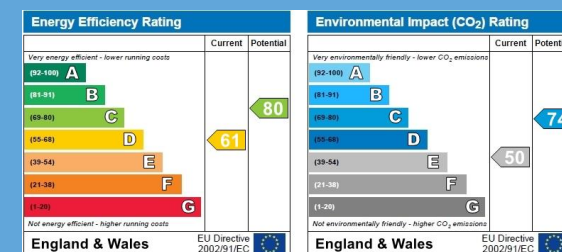
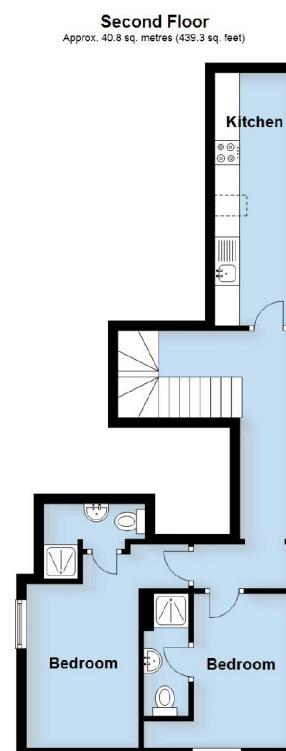
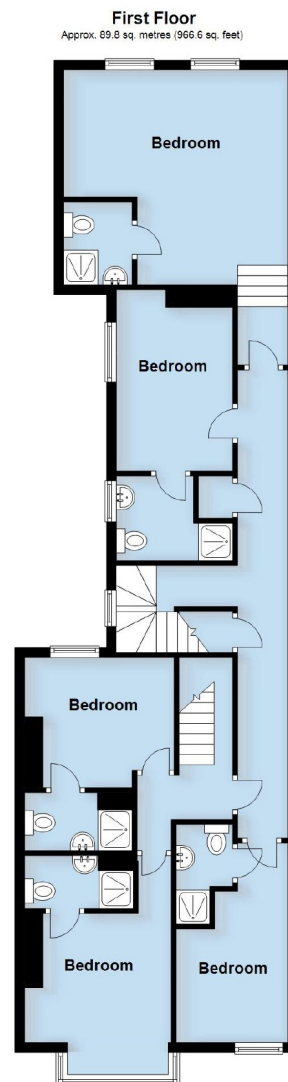
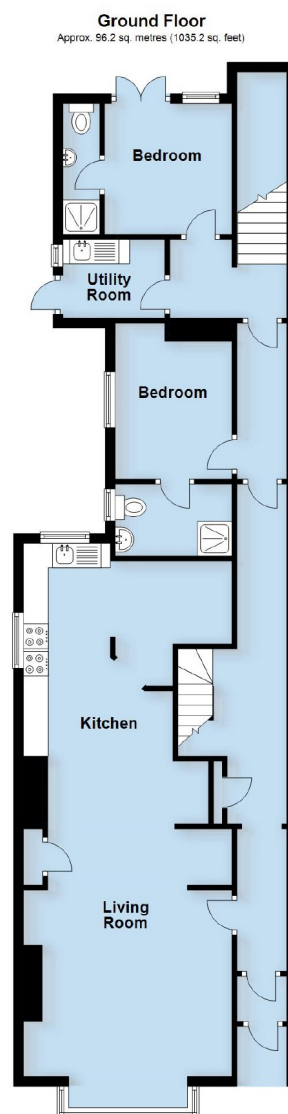
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Total area: approx. 256.2 sq. metres (2757.8 sq. feet)



Also at: Warwick, 17 - 19 Jury Street, Warwick CV34 4EL