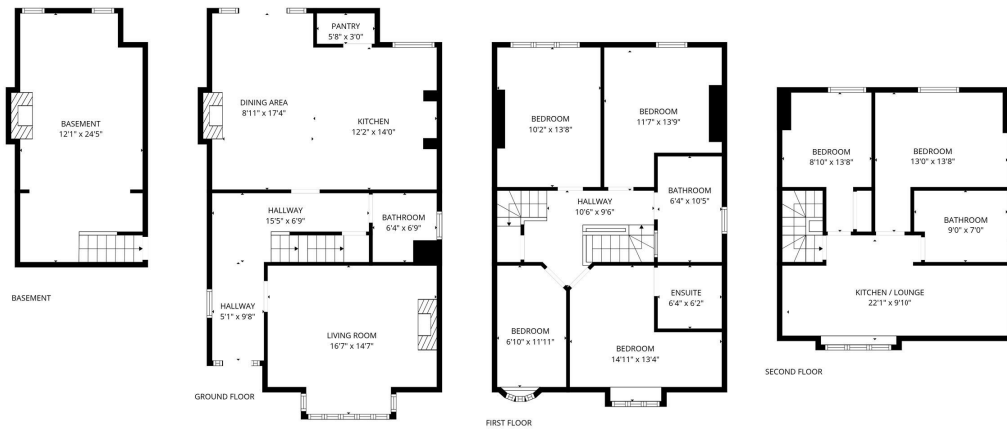


82 Emscote Road, Warwick  
£700,000

charlesrose.



**TOTAL: 2309 sq. ft**  
BASEMENT: 289 sq. ft, GROUND FLOOR: 802 sq. ft, FIRST FLOOR: 727 sq. ft, SECOND FLOOR: 491 sq. ft  
EXCLUDED AREAS: FIREPLACE: 8 sq. ft, "": 50 sq. ft, KITCHEN / LOUNGE: 8 sq. ft,  
LOW CEILING: 8 sq. ft, WALLS: 183 sq. ft

Measurements are calculated accurately but are not guaranteed.



A handsome six bedroom semi-detached home dating back to 1899, positioned on the sought-after Emscote Road between Warwick and Leamington Spa. Arranged across three floors, this substantial period property blends original character with colourful contemporary interiors, offering highly versatile living space including a self-contained style second floor arrangement and a useful basement studio currently utilised as an art space. Featuring a sociable kitchen/dining room, off-road parking and a private southerly-facing garden, the property is ideally placed for local schools, amenities and excellent transport links.

charlesrose.

- 01926 832411
- hello@charlesrose.co.uk
- charlesrose.co.uk

