

**LOT  
12**

**7 Peel Road, Warwick CV34 5ET**

**\*Guide Price: £200,000 - £250,000**



#### **DESCRIPTION**

Unique Opportunity - Semi detached former retail premises with land to the side. Having potential for development / extension, the property is located within 500 meters of Warwick Hospital. The property is in need of improvement and modernisation with parking to the front and garage to the rear.

#### **ACCOMMODATION**

##### **GROUND FLOOR**

Former retail area: 16 ft 11 in max x 15 ft 8 in

Lounge: 15 ft 5 in x 10 ft 11 in max

Kitchen: 11 ft x 10 ft 6 in max

Storage / utility room: 21 ft 4 in x 9 ft max 4 ft 6 in min

Lower ground cellar/storage: 13 ft x 6 ft

##### **FIRST FLOOR**

Bedroom 1: 15 ft 8 in x 17 ft max

Bedroom 2: 15 ft 5 in x 10 ft 11 in max

Bedroom 3: 10 ft 7 in x 9 ft 4 in min 10 ft 2 in max

Bathroom

##### **SECOND FLOOR**

Room: 8 ft 8 in max, 6 ft min x 5 ft 6 in

#### **OUTSIDE**

Parking to front

Land to side and rear

Garage and parking to rear

Outside WC

#### **EPC RATING - G**

#### **TENURE**

Freehold with vacant possession

#### **ADDITIONAL COSTS**

Administration Fee: £675 (£562.50 plus VAT)

Please see the legal pack for any further costs

