

LOWER CAPE, WARWICK CV34 5DP



A ONE BEDROOM, CHARACTER PROPERTY IN A BACKWATER LOCATION OF WARWICK TOWN CENTRE BENEFITING FROM BEING SEMI DETACHED, WITH TWO SMALL GARDENS AND ON STREET PARKING.

- **ONE BEDROOM PROPERTY**
 - Modern Bathroom
- **MODERN KITCHEN**
 - **FURNISHED**
- **Rear and Fore Garden**
 - Available Now
- **Restrictions: Pets by Arrangement. Not Suitable for Children**
 - **Current EPC Rating: 45 (E)**
- **VIEWING RECOMMENDED**

1 BEDROOMS

£725 PCM

This ONE bedroom furnished property is located in Warwick with good access to the A46 and associated motorway networks. This would make a fabulous home for a single person or a couple. Within striking distance is an attractive, canal side pub, convenience store and the town centre of Warwick is within a 10 minute walk. Warwick hospital and train station are easily accessible. This property is available NOW

Kitchen 9'4" x 7'11" (2.85 x 2.41)**Living Room 11'11" x 10'0" (3.64 x 3.04)**

Carpeted to floor, neutral décor to walls and ceiling, light point to ceiling, white UPVC double glazed window to front elevation, new, light green, lined curtains. New Creda Electronic Panel Heater with timer, gas fire, various electric sockets, leather "L" shaped sofa.

From the living room, original wooden door, with ceramix knob opening up to the stairs, which are painted white, leading to the first floor landing which has floorboards painted white and neutral décor. Original wooden door, leading to:

Bathroom 7'10" x 6'6" (2.39 x 1.99)

Modern bathroom with bath and shower over, pedestal wash hand basin, w/c

Landing

From the landing, original wooden door, ceramic door knob leading into:

Bedroom 11'11" x 9'6" (3.62 x 2.90)

Original strip floor boards to floor, neutral décor to walls and ceiling, a white UPVC double glazed window to front elevation, net and full length, new, duck egg blue lined curtains. Light point to ceiling, feature fireplace, new Creda Electronic Panel Heater with timer, IKEA's 'Brusali' range furniture to include: triple wardrobe with a central mirror, a wide chest of drawers and also a tall boy chest of drawers for ample storage. There is a pine bed frame with mattress. Original wooden door with ceramic door knob housing the hot water tank with a small amount of airing cupboard storage.

Outside

The rear is mainly landscaped, one border with various flowers and a white washed shed. Also there is a hanging line for drying clothes.

Tax Band

Council Tax Band "B" from Warwick District Council.

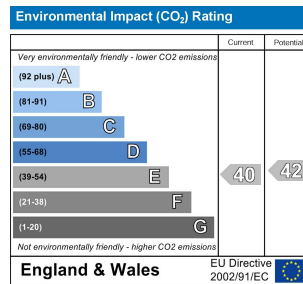
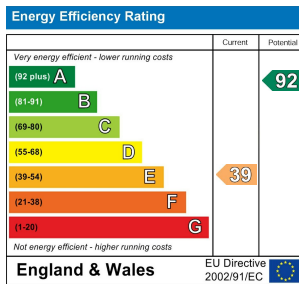
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Holding Deposit

No tenant fees are payable on this property. One weeks' rent as a holding deposit will be required (Rent x 12 / 52 - e.g If Rent = £750, The holding deposit would be £750 x 12 / 52 = £173)



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