

CAPE ROAD, WARWICK CV34 5DJ



- **Three Bedroom End of Terrace**
 - Open Plan Lounge/Diner
 - Extended Kitchen Diner
 - Two Double Bedrooms
 - Further Single Bedroom
 - Carport
 - Available: End April 2023
- Close to Warwick Town Centre
 - Restrictions: No Pets

3 BEDROOMS

£1,150 PER MONTH

This brilliant three bedroom family home is perfect for a professional couple or a young family looking for more space. The open plan downstairs flows seamlessly into the garden to create lovely entertaining space for all to enjoy. Close to Warwick town centre and get commuter links this property must be viewed to be appreciated!

Entrance Hall

Tiled to floor with carpeted stairs leading to first floor landing. neutral decor to the walls and ceiling, under stairs cupboard housing useful storage. open archway leads into inner hallway which leads through to kitchen diner. door leading into lounge diner. gas central heating radiator, various electric sockets, thermostat. internet and phone point.

Lounge/Diner 10'3" x 22'10" (3.140 x 6.962)

Parquet flooring with vibrant green area rug in dining section. neutral decor to the walls and ceiling with feature retro wallpaper. decorative fireplace with exposed brick with tiled hearth and iron grate. Gorgeous bay window to front elevation with blinds and curtains allowing in huge amounts of natural light. Two gas central heating radiator

Inner Hallway

Neutral decor to the walls and ceiling, door leading to downstairs w/c, various coat hooks. door leading into kitchen. useful inset storage cupboard with hanging rail

Downstairs W/C

Neutral decor to the walls and ceiling, low level w/c, corner basin, towel hook. light point to ceiling, extractor fan.

Kitchen Diner 15'3" x 10'4" (4.662 x 3.164)

Range of wall and base units with yellow tiled splashback. brand new oven with extractor over, three double glazed windows to rear elevation with two velux windows above. The kitchen is fitted with washing machine, fridge/freezer and brand new dishwasher. Useful inset cubbyholes providing handy storage. Sink overlooking rear garden. back door leading out into rear garden.

First Floor Landing

carpeted to floor, neutral decor to the walls and ceiling doors leading to all rooms

Bathroom 8'0" x 5'4" (2.453 x 1.643)

Wood effect flooring, tiled to full height throughout, fitted with a 3 piece suite, bath, low level w/c with vanity cabinet above, wash hand basin with mirror and shelf above, gas central heating radiator, obscure double glazed window to rear elevation with window ledge below providing useful storage. light point and extractor to ceiling.

Bedroom 2 9'11" x 8'11" (max measurements) (3.040 x 2.721 (max measurements))

Carpeted floor and neutral decor. double glazed window to rear elevation with gas central heating radiator below, fitted wardrobe, various electric sockets

Master Bedroom 13'11" x 9'9" (4.251 x 2.975)

Carpeted to floor, neutral decor with feature painted wall. gas central heating radiator, bay window to front elevation, various electric sockets, light point and fan to ceiling, light points to mid level as well.

Bedroom 3 6'1" x 8'5" (1.874 x 2.585)

neutral decor to the walls and ceiling, double glazed window to front elevation, gas central heating radiator.

Outside

To the front there are paved steps leading to UPVC porch door, which opens onto front door with obscure glazed panel inset with stained glass feature. tiered gravel front garden with mature plants and shrubs

To the rear from back door there is a paved patio area perfect for entertaining with a side gate leading to the front of the property for bin access. pergola, gravel area to side, leads up to lawned area surrounded by mature shrubs and trees including pear, cherry and plum trees and raspberry bushes, up a paved ramp to the end of the garden is a useful stone built shed for outside storage and a gate leading to the carport.

Carport

big enough to fit 2 large cars or potentially 3 smaller ones. with room for storage as well.

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 $£750 \times 12 / 52 = £173$)

Lettings Disclaimer

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not make or give, nor do we, or our employees, have authority to make or give, any representation or warranty in relation to the property. Please contact the office before viewing the property. If there is any point that is of particular importance to you, we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. We would strongly recommend that all the information, which we provide, about the property is verified on inspection and before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

Hawkesford Survey Department has Surveyors with local knowledge and experience to undertake Building Surveys, RICS Homebuyers Reports, Probate, Matrimonial, Insurance valuations, together with Rent Reviews, Lease Renewals and other professional property advice. Hawkesford are also able to provide Energy Performance Certificates. Telephone (01926) 438124. Management Department: For all enquiries regarding rental of property, or indeed management of rented property, please contact Robert West on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

www.hawkesford.co.uk t: 01926 430 553 f: 01926 430538 e: leamington@hawkesford.co.uk