UPPER CAPE, WARWICK CV34 5DS

THIS NEWLY DECORATED TWO BEDROOM HOME IS A MUST SEE FOR ANYONE WANTING THIS HIGHLY DESIRABLE EDGE OF TOWN CENTRE LOCATION WITH ALLOCATED PARKING.

- TWO BEDROOM Semi-Detached House
- Two Reception Rooms
- Walking Distance to Amenities
- Master Bedroom With Fitted Wardrobes
- One Allocated Parking Space
- Modern Fitted Kitchen
- Available: Early March 2025
- Restrictions: No Pets
- EPC E

Unfurnished **£995 PCM**

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This stunning, two bedroom semi-detached house in the lovely town of Warwick is a must see as it has been recently redecorated and re-carpeted throughout. Accommodation in brief; living room, dining room and fitted kitchen to the ground floor, on the first floor there are two bedrooms, study and a family bathroom. To the rear of the property is a hard lanscaped garden, outside utility and an allocated parking space. Viewing is essential to appreciate this property!

The landlord is looking for a long term tenant as the property is ideal for a family home.

Entrance Hall
Door to the cellar, door to the rear garden and door to downstairs W/C and storage cupboard.

Downstairs W/C and Cupboard
The cupboard has a window to the rear elevation with a fitted shelf. There is an internal door leading into the W/C. The W/C is fitted with a low level W/C, window to the rear elevation and coat hooks.

Reception Room 1 12'11" x 8'9" (3.95m x 2.68m)
Sliding door, window to front elevation, mirror on shelf.

Reception Room 2 12'11" x 9'10" (max measurements) (3.94m x 3.02m (max measurements))
Window to the front elevation, feature fireplace with mirror over.

Kitchen 9'9" x 9'2" (2.98m x 2.81m)
Range of cream floor and wall units with built in dishwasher, fridge, oven and hob with extractor over. Window to side elevation, shelving to alcove and further floating shelves.

Cellar
Not for living space.

First Floor Landing
Stairs from the entrance hall lead up to a split landing with windows to the front and rear elevation.

Separate W/C
With a white low level W/C, pedestal wash hand basin, window to side elevation, shaver and light point.

Study 4'6" x 10'11" (1.38m x 3.35m)
With window to side elevation

Bathroom
Lino flooring, P-shaped bath with shower over, low level W/C, wash hand basin, heated towel rail, shaver point. Obscure window to rear elevation.

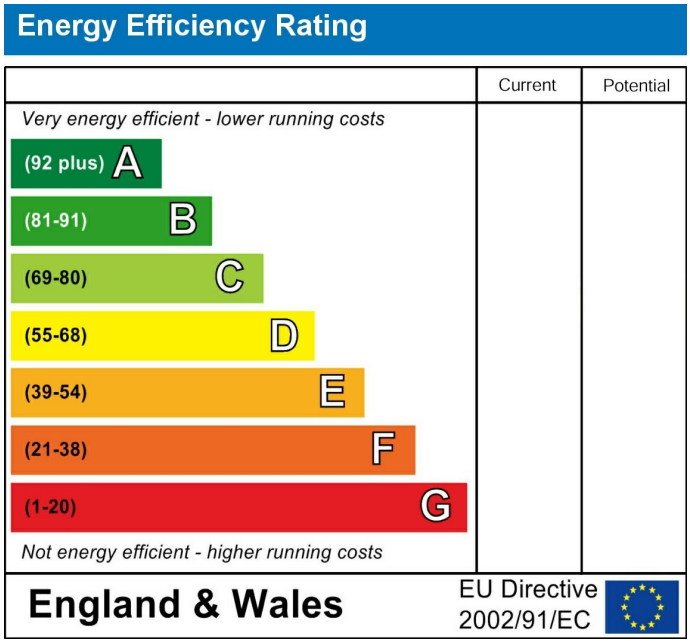
Bedroom 1 12'11" x 9'3" (3.95m x 2.82m)
Irregular shaped room with window to the front elevation and a built in wardrobe.

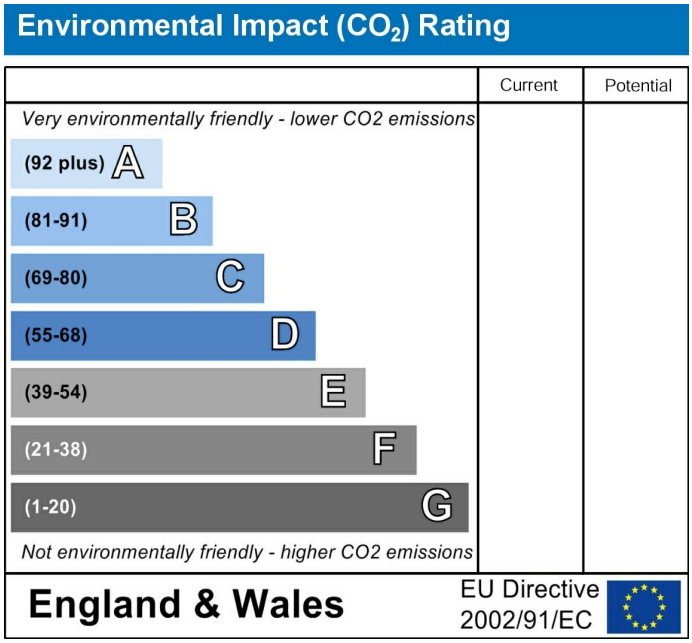
Bedroom 2 12'11" x 10'0" (3.94m x 3.07m)
Window to front elevation, feature fireplace

Outside
To the front there is a shallow fore garden.

To the rear there is a hard landscaped garden with steps to the side entrance and borders to one side.

Utility Room 7'8" x 10'0" (2.36m x 3.07m)
Accessed from the rear garden, the outside store/utility houses the boiler and washing machine and sink.


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 CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
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