

**CAPE ROAD, WARWICK CV34 5DJ**



**Three bed end of terrace home with extended kitchen diner, and off road parking at the rear for two cars**

- Three Bedroom End of Terrace
- Open Plan Lounge/Dining Room
  - Extended Kitchen
  - Two Double Bedrooms
  - Further Single Bedroom
- Family Bathroom and Guest WC
  - Enclosed Rear Garden
  - Carport for Two Cars to Rear
- Close to Warwick Town Centre

**3 BEDROOMS**

**GUIDE PRICE £300,000**

Located on Cape Road in the historic town of Warwick, this end terrace house offers a splendid opportunity for a professional couple or a young family in search of a comfortable and spacious home.

Having been a long term rental in previous years, the property is now ready for a new owner to breath new life into the the property.

With three bedrooms, this property is thoughtfully designed to accommodate modern living while exuding a warm and inviting atmosphere.

The ground floor features a spacious reception room that flows seamlessly into an open-plan layout, creating an ideal space for entertaining family and friends. The garden, adorned with delightful fruit trees, adds a touch of nature and charm to your outdoor experience.

This property also boasts convenient parking for two vehicles, with a double carport located at the rear, ensuring ample space for your vehicles.

The absence of a chain means you can move in without delay, making this home even more attractive.

Situated in close proximity to Warwick town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. Furthermore, excellent commuter links make this location ideal for those who travel for work or leisure.

### **Frontage**

At the front of the property there is a tired front garden mainly laid with decorative stone and established shrubs.

Steps lead up to the front door, with a second set giving access to the side passageway that leads to the rear garden.

### **Entrance Hall**

Two double glazed external doors give access into a small porch area where a second partially obscure glazed wooden door gives access into the entrance hall.

Having lovely herringbone tiled flooring, carpeted stairs to first floor landing, under stairs storage cupboard, light point to ceiling, door giving access into the lounge area and a radiator. Open archway leads into inner hallway which leads through to the back of the property, as well as access to the guest WC.

### **Downstairs W/C**

Having a low level w/c, corner wall mounted wash hand basin, light point to ceiling, extractor fan and tiled flooring.

### **Lounge/Dining Room 9'11" x 23'11" (3.029 x 7.310)**

maximum measurements including the bay

The main living space is open to the kitchen allowing lots of natural light to flood in and creating a great entertaining space. Having wonderful parquet flooring, decorative open fireplace, large bay window to front elevation, two radiators, two light points to ceiling

### **Kitchen Diner 9'11" x 15'3" (3.029 x 4.665)**

maximum measurements

Located at the rear of the property having a range of wall and base units, single bowl stainless steel sink set into worksurface with tile backsplash, space for a freestanding cooker with extractor hood over, double glazed windows to rear elevation with two Velux style windows above. Space and plumbing for a washing machine, space and plumbing for a dishwasher and space for a full height fridge freezer. Pendant light points to ceiling, useful inset cubbyholes providing handy storage, partially glazed door gives access out into rear garden and the combi boiler is also housed in here.

**First Floor Landing**

Returning to the entrance hall carpeted stairs lead to the first floor landing, having carpet to floor, light point to ceiling and doors leading to all rooms.

**Bedroom One 13'10" x 9'9" (4.238 x 2.981)**

Located at the front of the property having carpet to floor, bay window to front elevation, light point and fan to ceiling, two wall mounted light points and a radiator.

**Bedroom Two 7'11" x 9'11" (2.430 x 3.044)**

Located to the rear of the property and having carpet to floor, window to rear elevation, built in wardrobe, light point to ceiling and two wall mounted light points and a radiator.

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

The smallest of the bedrooms is located at the front of the property, having window to front elevation, carpet to floor, light point to ceiling, a radiator and access to loft void to ceiling.

**Bathroom 8'0" x 5'4" (2.455 x 1.644)**

maximum measurements

Completing the upstairs is the family bathroom having wood effect vinyl flooring, walls tiled to full height, panelled bath with Triton electric shower over, low level w/c with vanity cabinet above, pedestal wash hand basin with mirror and shelf above, a radiator, obscure glazed window to rear elevation, light point and extractor to ceiling.

**Outside**

Stepping out from the kitchen into the rear garden there is a paved patio area with a side gate leading to the front of the property for bin access. There is also a wooden pergola and a gravel area to the side. The remaining garden is laid to lawn with a number of mature shrubs and trees including a number of fruit trees, paved path leads to the end of the garden where there is a useful stone built shed and a gate leading to the carport.

**Carport 16'8" x 15'11" (5.083 x 4.872)**

Providing off road parking for a couple of cars and accessed via a shared track.

**Viewing**

Strictly by appointment through the Agents on 01926 411 480.

**Council Tax**

We understand the property to be Band C.

**Services**

All mains services are believed to be connected.

**Tenure**

We believe the property to be Freehold. The agent has not checked the legal status to verify the Freehold status of the property. The purchaser is advised to obtain verification from their legal advisers.

**Special Note**

All electrical appliances mentioned within these sales particulars have not been tested. All measurements believed to be accurate to within three inches.

**Photographs**

Photographs are reproduced for general information only and it must not be inferred that any item is included for sale with the property.

**Survey Department**

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.

**Disclaimer**

Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute and part of an offer or contract. The seller does not take 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 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 also by your conveyancer.

















Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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