



Cape Road | Warwick | CV34 5DH

Guide price £300,000



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Offered to the market with no upward chain, this well-proportioned three-bedroom semi-detached home presents an excellent opportunity for buyers looking to create a home to their own taste. Situated in a popular residential location, the property combines generous living space, a large double garage and excellent parking, making it ideal for families, first-time buyers or investors alike.

The accommodation comprises a bright and spacious open-plan living and dining room, providing a fantastic space for both relaxing and entertaining. To the rear, the breakfast kitchen features double doors opening onto the enclosed rear garden, creating a wonderful connection between the home and outdoor space. A useful downstairs WC with utility area adds further practicality.

Upstairs are two generous double bedrooms, a third single bedroom ideal as a nursery, child's room or home office, and a family bathroom.

Externally, the property enjoys a lawned fore garden, while the enclosed rear garden benefits from side access and leads to a substantial double garage, with additional off-road parking in front—a rare and highly desirable feature.

Requiring a degree of cosmetic modernisation, this property offers superb scope to add value and personalise, making it an exciting opportunity in a sought-after Warwick location. Early viewing is highly recommended to fully appreciate the space, potential and excellent outside amenities on offer.



- End Terrace Home
- Open Plan Living Dining Room
- Fitted Kitchen
- Downstairs WC/Utility Area
- Two Double Bedrooms and One Single Bedroom
- Family Bathroom
- Rear Garden
- Large Double Garage with Parking Space
- In Need of Some Modernisation
- No Upward Chain



Entrance

Entrance to the property is via a double glazed front door which opens in to the entrance hall. Carpeted to floor, neutral decor walls and ceiling, light point to ceiling, gas central heating radiator, carpeted stairs lead up to the first floor landing, low level door houses under stairs storage, gas and electric meters and the fuse box.

Utility Area/WC

Carpet tiles to floor, neutral decor, gas central heating radiator, obscure glazed, double glazed window to side elevation, space and plumbing for washing machine. A white painted door leads in to the downstairs WC which has cushioned flooring, neutral decor, light point to ceiling, Baxi boiler, white low level WC and a white basin with a chrome tap.

Living Dining Room

6.627m x 2.807m (21'8" x 9'2")

Accessed off the entrance hall and having a continuation of the carpet and decor, double glazed bay window to front elevation gas central heating radiator below with an additional gas central heating radiator to far wall, two light points to ceiling and there is an electric fire.

Open double doorway leading in to the Kitchen Diner.

Kitchen Diner

4.776m x 2.880m (15'8" x 9'5")

Tile effect cushioned flooring and continuation of the neutral decor, double glazed, double, French doors to rear elevation giving access out in to the garden, and a double glazed window to rear elevation, two light points to ceiling and a gas central heating radiator. The kitchen is fitted with a range of base and wall units with a white frontage, brushed chrome handle and a melamine work surface. Electric oven, four ring gas hob with extractor over, space and plumbing for dishwasher and space for American style Fridge Freezer and a stainless steel, one and a half bowl sink with matching drainer with chrome hot and cold mixer tap.

From the entrance hall, carpeted stairs lead up to the first floor landing where there is a continuation of the carpet and neutral decor, light point and loft access to ceiling. White painted doors leading in to all rooms.

Bedroom One

3.663m x 2.954m (12'0" x 9'8")

Continuation of carpet and decor, double glazed, bay style window to front elevation, gas central heating radiator below, light point to ceiling and a fitted mirror fronted wardrobe.

Bedroom Two

3.072mx 2.356m (10'0"x 7'8")

Continuation of carpet and decor, double glazed window to rear elevation, gas central heating radiator below, light point to ceiling and a white door which houses the hot water tank and provides airing cupboard storage..

Bedroom Three

1.939m x 2.731m (6'4" x 8'11")

Continuation of carpet and decor, double glazed window to front elevation, gas central heating radiator below and light point to ceiling.

Family Bathroom

Having cushioned flooring and walls being tiled to full height, obscure glazed, double glazed panel to rear elevation, light point to ceiling. Fitted with a chrome heated towel rail, white low level WC, white pedestal wash hand basin and a bath with an electric shower over.

Outside

To the front is a lawned fore garden. To the rear is a low maintenance garden with access down the side of the property to the front. A lockable door leads in to the double garage.

Garage

5.042m x 4.738m (16'6" x 15'6")

Accessed from the front via two garage up and over doors, there is light and power and a parking space for one car to the front.



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

