

# Cape Road, Warwick

## Price Guide £375,000

HAWKESFORD









Immaculately presented, beautifully maintained and perfectly placed for town centre living — this impressive three-bedroom home has plenty to recommend it.

Situated on Cape Road, within easy walking distance of the town centre, this attractive property offers a superb blend of space, style and convenience, making it an ideal choice for a range of buyers.

The beautifully presented accommodation includes a welcoming dual-aspect living room, separate dining room and three good-sized bedrooms, with the principal bedroom also enjoying a bright dual-aspect outlook. A downstairs WC and well-appointed family bathroom with shower over bath add further practicality.

Outside, the property continues to impress with a large, enclosed rear garden, providing an excellent space for relaxing and entertaining, while the driveway to the front offers the particularly useful benefit of parking for three vehicles.

With its immaculate presentation, generous accommodation, excellent parking and enviable proximity to the town centre, this is a home that combines everyday practicality with genuine appeal.

Offered for sale with no upward chain, this is a property that is ready to move straight into — and one that is unlikely to disappoint.





- Stunning Three Bedroom Semi Detached Home
- Dual Aspect Living Room
- Separate Dining Room
- Fitted Kitchen
- Downstairs WC and First Floor Family Bathroom
- Large Rear Garden
- Driveway Parking for Three Vehicles
- No Upward Chain
- Walking Distance to Town Centre
- EPC - D



Entrance
Entrance to the property is via a composite front door which leads in to the entrance hall. Wood effect flooring, neutral decor to walls and ceiling, double glazed window to front elevation, light point to ceiling, gas central heating radiator, carpeted stairs lead up to the first floor landing and white painted wooden door leads in to the living room.

Living Room
4.700m x 3.605m (15'5" x 11'9" )
Continuation of flooring and decor, double glazed window to front and rear elevation, gas central heating radiator and there is a light point to ceiling.

Dining Room
3.011m x 3.655m (9'10" x 11'11" )
Accessed of the entrance hall and having a continuation of the flooring and decor, double glazed window to front elevation, gas central heating radiator, two light points to ceiling and an open doorway leading in to the kitchen.

Kitchen
2.696m x 2.723m (8'10" x 8'11")
Having a continuation of the flooring and decor with a tiled backsplash, double glazed window to rear elevation, LED spotlights to ceiling. The kitchen is fitted with a range of base and wall units with a white frontage, brushed chrome handle and a black granite effect melamine worksurface, space for full height fridge freezer and space for washing machine, built in electric oven with a four ring gas hob above with an integrated extract over, stainless steel one and a half bowl sink with matching drainer with a brushed chrome hot and cold mixer tap.

An open door way leads in to the back lobby.

Back Lobby
Having a continuation of the flooring and decor, gas central heating radiator, LED spotlights to ceiling. A wooden door to the useful understairs storage cupboard which benefits from light and power. A solid door gives access out in to the garden.

Down Stairs WC
Continuation of the flooring and decor, LED spotlights to ceiling, obscure glazed, double glazed window to rear elevation, white WC with a built in sink and a 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, stripped wooden doors lead in to all rooms.

Bedroom One
4.700m x 3.05m (15'5" x 10'0")
Continuation of the carpet and decor, double glazed windows to front and rear elevation, gas central heating radiator and there is a light point to ceiling. A louvered door houses the Vailant gas combi boiler and provides airing cupboard storage.

Bedroom Two
3.019m x 3.646m (9'10" x 11'11")
Continuation of the carpet and decor, double glazed windows to front elevation, gas central heating radiator and there is a light point to ceiling and triple louvered doors housing useful wardrobe storage.

Bedroom Three
2.728m x 2.763m (8'11" x 9'0")
Continuation of the carpet and decor, double glazed windows to rear elevation, gas central heating radiator and there is a light point to ceiling.

Family Bathroom
Wood effect, water resistant flooring, walls are tiled to full height, LED spotlights and extractor to ceiling, obscure glazed, double glazed window to rear elevation. The bathroom is fitted with a chrome heated towel rail, white vanity unit with basin, chrome hot and cold mixer tap with a large drawer below, built in WC with a Geberit flush plate, white bath with chrome hot and cold mixer tap with a chrome handlebar shower controls and attachments with an additional waterfall shower head.

Outside
To the rear of the property is a large enclosed garden. As you enter there is a good sized deck with steps down to a paved patio and gravel area with there are two wooden sheds. The patio leads to an area of lawn with a central pathway leading to the rear of the garden where there is an additional raised deck. Outside, tap, lighting and socket. The side return is paved and leads to a full height gate which gives access out to the front where there is a brick weave driveway giving off street parking for three vehicles.

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.

Council Tax
We understand the property to be Band D.

Viewing
Strictly by appointment through the Agents on 01926 411 480.

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.

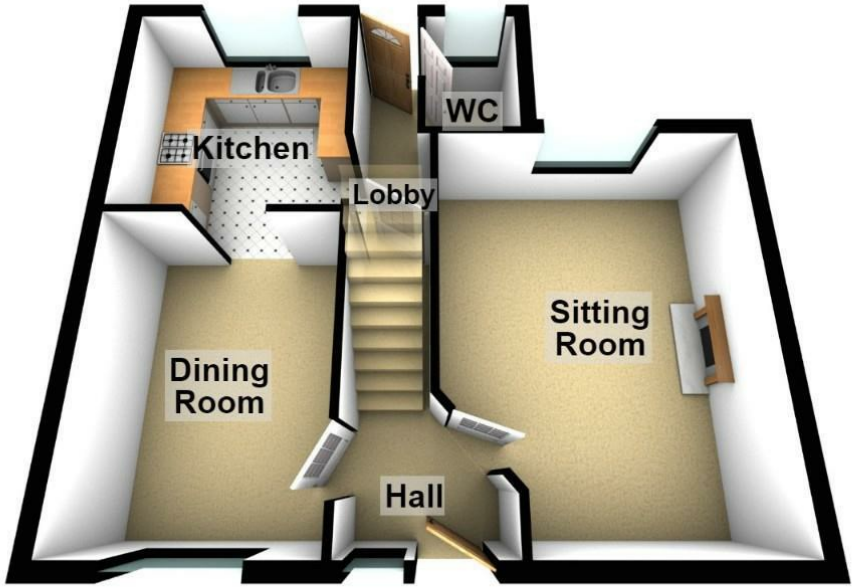
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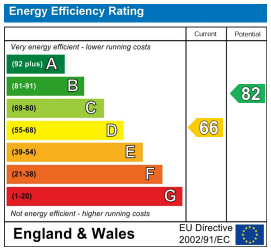

## Ground Floor




## First Floor




Total area: approx. 87.5 sq. metres (942.3 sq. feet)






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