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RESIDENTIAL

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161, Cape Road, Warwick

Price Guide £395,000



This well-appointed, three-bedroom traditional bay-fronted semi-detached family home is situated in a popular residential location. The accommodation is arranged as follows: Entrance hall, Sitting room, family room, spacious dining kitchen, rear bedroom with en-suite, front bedroom with dressing area, main bathroom, versatile attic space, double-width driveway, established rear garden and a double garage to the rear. Energy rating E

Location

Cape Road forms part of an established area

convenient for the town centre amenities and easily accessible to the A46, Junction 15 of the M40 and Warwick Parkway Railway Station, providing fast commuter links.

Approach

Through a the double-glazed entrance door into:

Reception Hall

Wood-effect floor, radiator, staircase rising to the First Floor and an under-stairs storage cupboard. Doors to:

Family Room

10'10" x 10'5" (3.32m x 3.18m)

Vertical radiator, double-glazed window to the side aspect, opening to the Breakfast Kitchen and a further opening to the:

Sitting Room

12'4" into bay x 10'4" into chimney recess (3.76m into bay x 3.16m into chimney recess) Fireplace with a recessed electric stove, slate hearth, picture rail, radiator, and a double-glazed window to the front aspect.



Dining Kitchen

15'4" x 9'4" plus 9'4" x 4'8" (4.69m x 2.86m plus 2.85m x 1.43m)

Attractive range of matching base and eye level units, complementary worktops and upstands and tiled splashbacks. Inset single drainer sink unit with mixer tap. AEG five-ring gas hob with extractor unit over and electric oven below, integrated dishwasher, and two vertical radiators. Eye-level Hotpoint microwave, tall storage unit, space for an upright fridge/freezer, downlighters, worktop pop-up

wireless charging mat and power sockets, space and plumbing for a washing machine. Wall-mounted Worcester combi gas-fired boiler, double-glazed window to the rear aspect and double-glazed French doors provide access to the rear garden.

First Floor Landing

Ceiling light point, access to the attic roof space. Doors to:

Bedroom One (rear)

12'4" x 9'6" (3.77m x 2.90m)

A radiator and a double-glazed window to the rear aspect. Door to:

En-Suite Shower

White suite comprising a wide tiled shower enclosure with shower system, pedestal wash hand basin, WC, heated towel rail, downlighters, extractor fan, shaver point and a double-glazed window to the rear aspect.



Bedroom Two (Front)

13'9" x 9'6" (4.21m x 2.90m)

Radiator and a double-glazed bay window to the front aspect. Opening to:

Dressing Room

Built-in twin double-door wardrobes provide ample hanging rail and storage space, a wood-effect floor, a radiator and a double-glazed window to the front aspect.



Bedroom Three

10'1" x 6'1" (3.08m x 1.86m)

A radiator and a double-glazed window to the side aspect.

Bathroom

Matching white suite comprising bath with Grohe shower over, WC, wash hand basin, complementary tiled splashbacks, downlighters, extractor fan and a heated towel rail.



Attic Roof Space

13'10" x 8'2" max (4.24m x 2.51m max)

Radiator, access to eaves storage space, double-glazed rooflights and an angled ceiling giving restricted head height.

Outside

To the front of the property, there is a double-width driveway which provides good off-road parking. There is also an EV charging point. A gated side pedestrian access leads to the rear garden.



Rear Garden

Good-sized paved patio area with raised sleeper borders. The paving continues to the side of the property with external light, power and a gated side pedestrian access

Double Garage

19'3" x 16'6" (5.89m x 5.03m)
Metal double-opening folding doors, power and light, three glazed windows and a double-glazed casement door.

Services

All mains services are understood to be connected. NB We have not tested the heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be satisfactory working order we cannot give warranties in these respects. Interested parties are invited to make their own enquires.

Tenure

The property is understood to be freehold, although

we have not inspected the relevant documentation to confirm this.

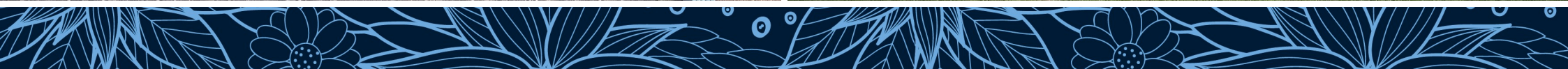
Council Tax

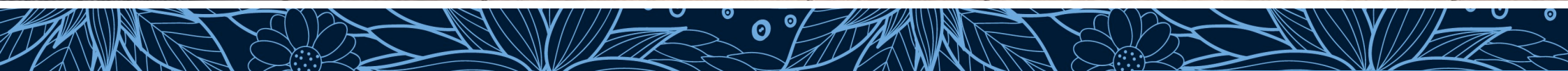
The property is in Council Tax Band "C" - Warwick District Council

Postcode

CV34 5DT







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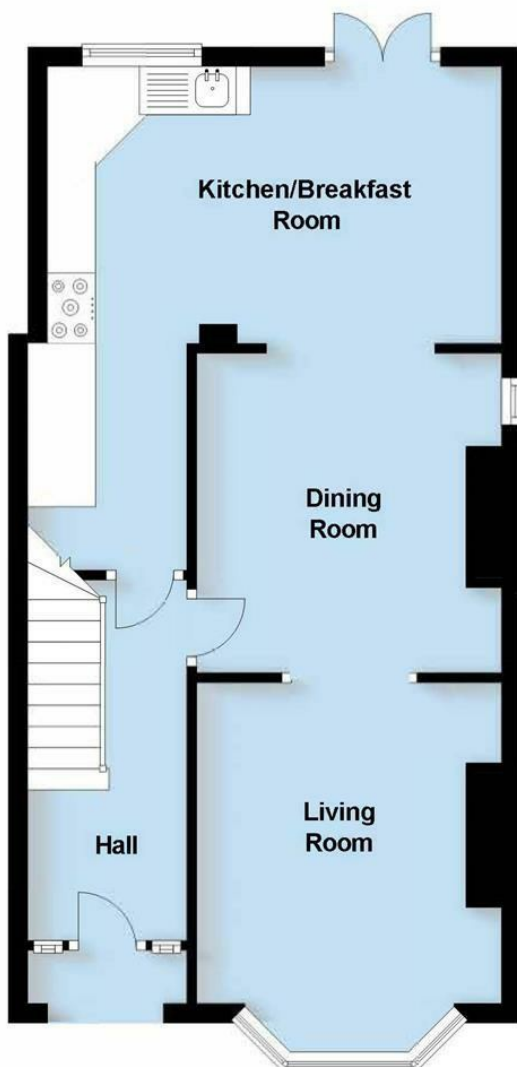
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Also at: Leamington Spa, Somerset House,
Clarendon Place, Royal Leamington Spa CV32 5QN

Ground Floor

Approx. 47.4 sq. metres (509.9 sq. feet)

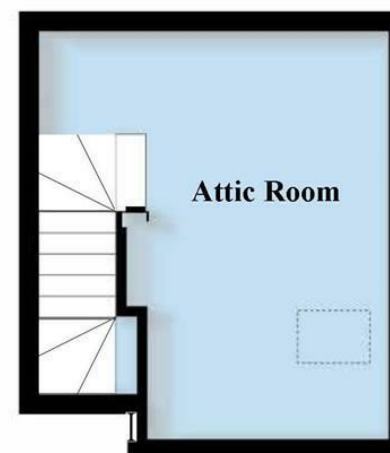


First Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



Approx. 14.8 sq. metres (159.7 sq. feet)



Total area: approx. 109.6 sq. metres (1180.0 sq. feet)