

CAPE ROAD, WARWICK CV34 5DT



A 1930S POPULAR BAY FRONTED MID-TERRACE HOUSE OFFERING EXTENDED AND WELL IMPROVED ACCOMMODATION ATTRACTIVELY PRESENTED THROUGHOUT AND CLOSE TO WARWICK TOWN CENTRE.

- **FURNISHED Terraced House**
 - Living/Dining Area
- **Extended Galley Kitchen**
- **THREE BEDROOMS**
 - One Single garage
 - Available NOW
- **Restrictions: NO PETS**
- **Current EPC Rating: 70 (C)**
- **VIEWING RECOMMENDED**

3 BEDROOMS

£1,195 PCM

FURNISHED, Hawkesford are delighted to offer this furnished, 1930s popular bay fronted mid-terraced house offering extended and well improved accommodation with THREE bedrooms, lounge/dining room, rear garden and garage/parking. Located within walking distance of Warwick town centre.

VIEWING RECOMMENDED

Available Now - Sorry No Pets

Description

A 1930s POPULAR BAY FRONTED MID-TERRACE HOUSE OFFERING EXTENDED AND WELL IMPROVED ACCOMMODATION ATTRACTIVELY PRESENTED THROUGHOUT AND CLOSE TO WARWICK TOWN CENTRE. REAR ACCESS TO PARKING AREA AND DETACHED BRICK BUILT GARAGE.

Entrance Hall

Double glazed front door with feature leaded and stained glass decorative pane and obscure glazed panes to side and over. Ceramic tiled floor. Radiator. Under stairs storage cupboard housing gas and electric meters.

Lounge/Dining Room 23'9" x 10'4" (7.24 x 3.15)

double aspect room with double glazed bay window to front and double glazed French doors opening to the south west facing rear garden. Two radiators. Laminate flooring. sofa, table and chairs

Extended Kitchen 18'2" x 6'7" (5.54 x 2.01)

Well fitted with an attractive range of units. Inset beige one and a third bowl single drainer sink with mixer tap attachment and cupboard space under. Three double and single base units. Ample marble effect roll top work surfaces and long, matching breakfast bar. Walls tiled around the splash areas. Two double and single wall cupboards. Gas point. Electric cooker point. Plumbing for automatic washing machine. Space for upright fridge/freezer. Ceramic tiled floor running through from the entrance hall. Wall mounted Worcester gas fired condensing combination central heating boiler (installed 2010). Double glazed window. Seven ceiling recessed spotlights. Double glazed door to rear. Radiator.

First Floor Landing

Access to loft space via sliding aluminium, ladder, potential to convert to provide extra accommodation if required.

Bedroom 1 13'10" x 9'7" (4.22 x 2.92)

Radiator, original cast iron fireplace, double glazed bay window to front TV aerial point, Bedroom furnishings

Bedroom 2 10'2" x 9'7" (3.10 x 2.92)

Large built-in full height storage cupboard with shelving, radiator, double glazed window to rear., bedroom furnishings

Bedroom 3 8'10" x 6'2" (2.69 x 1.88)

Radiator, picture rail, double glazed window to front.

Bathroom

White suite, cast iron bath with Triton Opal 3 shower over, rail and splash curtain. Walls attractively fully tiled. Pedestal wash hand basin. Close couple WC, radiator, double glazed window.

Rear Garden

Paved area, laid to lawn, gated access to parking and single garage

Council Tax

The council tax is band C with Warwick district council.

Holding Deposit

No tenant fees are payable on this property. One weeks holding deposit will be required (rent x 12 / 52 - E.G If rent = £750, Holding deposit = £750 * 12 / 52 = £173)

Lettings Disclaimer

Whilst we endeavour to make our details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute any part of an offer or contract. The landlord does not 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 property. If there is any point that is of particular importance to you, we will be pleased to check 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 before the tenancy agreements are drawn up. All electrical appliances mentioned within these letting particulars have not been tested. All measurements believed to be accurate to within three inches. Photographs are reproduced for general information only and it must not be inferred that any item is included for let with the property. All photographs are taken with a wide angled lens. Whilst we endeavour to make our lettings details accurate and reliable they should not be relied on as statements or representations of fact, and do not constitute any part of an offer or contract.

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