

## LOWER CAPE, WARWICK CV34 5DP



### **A CHARMING AND UNIQUE TWO BEDROOM END TERRACE PROPERTY.**

- END TERRACE
- TWO BEDROOMS
- DOWNSTAIRS WC
- OPEN PLAN FIRST FLOOR
  - KITCHEN
- LIVING ROOM AND DINING SPACE
  - FAMILY BATHROOM
- DRIVEWAY
- GARDEN

**2 BEDROOMS**

**PRICE GUIDE £260,000**

Nestled in the charming area of Lower Cape, Warwick, this delightful end terrace house boasts striking kerb appeal that is sure to impress. The property features a bespoke fitted kitchen, perfect for those who enjoy cooking and entertaining. The open plan reception rooms create a spacious and inviting atmosphere, ideal for both relaxation and social gatherings.

With two bedrooms, this home offers ample space for comfortable living. The layout is thoughtfully designed to maximise both light and space, making it a perfect retreat for families or professionals alike.

Outside, the property benefits from a convenient driveway, providing off-road parking, as well as a lovely courtyard garden, which offers a private outdoor space to unwind and enjoy the fresh air.

This charming home in Lower Cape is not just a property; it is a wonderful opportunity to embrace a lifestyle of comfort and convenience in a sought-after location. Whether you are looking to buy or rent, this end terrace house is a must-see.

### Front

Accessed via private driveway, leading to front door.

### Entrance Hallway 7'4" x 7'3" (2.26 x 2.21)

With spotlights to ceiling and a radiator. Access through to the open plan reception areas and downstairs WC. There is a built in storage cupboard too.

### Downstairs WC 5'10" x 2'6" (1.78 x 0.78)

A double glazed window to the side aspect, WC, sink, radiator and light point.

### Open Plan Kitchen/Living Area 23'4" x 16'4" (7.12 x 4.99)

A beautiful bespoke kitchen with integral appliances. There is also a further built in cupboard that stores a washing machine and dryer. The kitchen has a double glazed window to the front and the living room has double glazed French doors to the courtyard garden, Spotlights to ceiling and radiators in both areas.

### First Floor

Access to two double bedrooms and the bathroom. The landing also has a loft hatch and the loft is boarded and insulated.

### Bedroom One 11'7" x 9'9" (3.55 x 2.99)

With a double glazed window to the rear aspect, light point and a radiator.

### Bedroom Two 10'2" x 6'7" (3.11 x 2.01)

With a double glazed window to the front aspect, light point and a radiator.

### Bathroom 7'3" x 4'7" (2.22 x 1.42)

With a double glazed window to the front aspect, spotlights to ceiling, heated towel rail, bath with shower attachments, sink and WC.

### Garden

A charming rear courtyard garden, with a side gate leading to access to the front of the house.

**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 any part of an offer or contract. The seller 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 also by your conveyancer.

**Financial Services**

For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our whole of market mortgage advisor to contact you to give you up to the minute mortgage information.

**Fixtures and Fittings**

Only those mentioned within these particulars are included in the sale price.

**General Information**

Services to the property - Mains water, gas and electricity are believed to be connected to the property.

**Information**

Mains water, gas and electricity are believed to be connected to the property. 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. Fixtures & Fittings Only those mentioned within these particulars are included in the sale price. Viewing Strictly by appointment through the Agents All electrical appliances mentioned within these sales 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 sale with the property. All photographs are taken with a wide angled lens 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 any part of an offer or contract. The seller 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. . 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. Management Department For all enquiries regarding rental of property, or indeed management of rented property, please contact Pauline Carrera-Silva on (01926) 438123. For mortgage advice, please contact this office on (01926) 430553, and we will arrange for our independent mortgage advisor to contact you to give you up to the minute mortgage information.

**Photographs**

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

**Special Note**

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

**Survey**

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.

**Tax Band**

The Council Tax Band is A

**Tenure**

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**Viewings**

Strictly by appointment through Hawkesford on 01926 438123













Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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