



**Connells**

76a Cape Road  
WARWICK



76a Cape Road  
WARWICK CV34 5AB

for sale offers over  
**£350,000**



## Property Description

An immaculately presented three bedroom, detached family home situated in the desirable location of Cape Road, Warwick.

This impressive home offers everything you need for comfortable modern living. There is a light and airy, dual aspect, lounge diner with French doors to the rear, offering plenty of space to unwind and relax. There is a downstairs cloakroom for added convenience. The kitchen is equipped with built-in appliances and counter space for seamless meal preparation.

On the first floor there are three well presented, light and airy bedrooms and a refitted family bathroom. The primary bedroom benefits from its own ensuite! This charming home boasts excellent storage, a solar panel and off road parking.

The gorgeous rear garden offers everything you need for entertaining and relaxing. There is a lovely patio, perfect for outdoor seating or setting up a BBQ to enjoy in the warmer months!

## The Location

Cape Road is a 15 minute walk into the historic Warwick town centre and its famous Warwick Castle. Warwick is a market town which offers a great selection of High Street & independent shops as well as a wide range of restaurants, bars and coffee shops. Warwick is a lively town which hosts an annual food and drink festival, weekend markets and other local events.

The location is perfect for travel links as it is a short drive to the M40 and Warwick Parkway park and only a short 15 minute walk to Warwick train station. It is also a 15 minute walk to Warwick hospital and is right next to St Michaels hospital, perfect for health care professionals looking for a short commute.

## Entrance Hall

Tiled flooring and doors leading to all rooms.

## Cloakroom

Window to front, WC and wash hand basin.

## Lounge Diner

21' 5" x 12' 8" ( 6.53m x 3.86m )

Window to front, French doors to rear, laminate flooring and understairs storage.

## Kitchen

10' 5" x 8' 5" ( 3.17m x 2.57m )

Fitted with a range of wall and base units with work surface over, and a built in oven, hob and extractor fan. There is space for washing machine, dishwasher, fridge freezer. Tiled flooring and window to rear.

## Landing

Airing cupboard, loft hatch, carpeted flooring, and window to side.

## Bedroom One

11' x 9' 1" ( 3.35m x 2.77m )

Window to rear and carpeted flooring.

## Ensuite

Window to front, chrome towel rail, shower, wash hand basin with storage and WC.

## Bedroom Two

9' 2" x 7' 8" ( 2.79m x 2.34m )

Window to front and carpeted flooring.

## Bedroom Three

8' 6" x 7' 4" ( 2.59m x 2.24m )

Window to rear and carpeted flooring.

## Family Bathroom

Shower over bath, WC, wash hand basin with storage, chrome towel rail, tiled flooring and splashback, window to front.

## Rear Garden

Private and enclosed garden with mature trees and shrubs, shed, patio and side access.

## Parking

Driveway to the front for multiple vehicles.

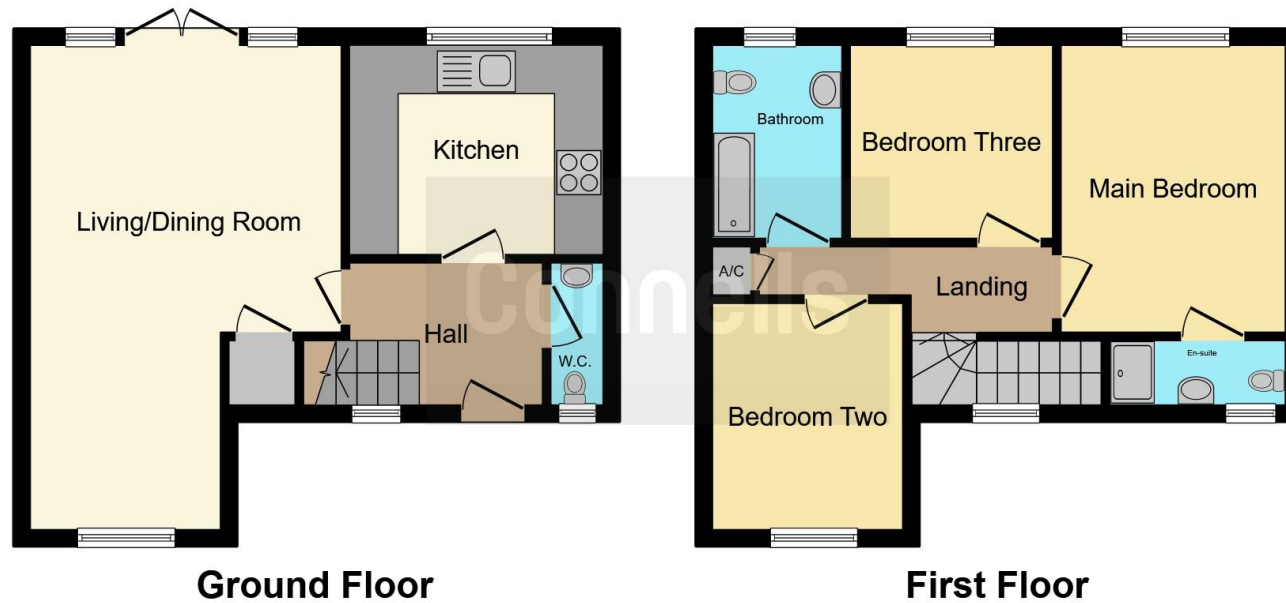












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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14 High Street  
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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/WAR107200](http://connells.co.uk/Property/WAR107200)**



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