

**4 Bed  
Townhouse  
located in**

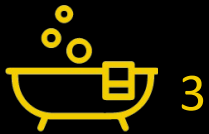
**11 Cape Road  
Warwick  
CV34 4JP**



**MARGETTS**  
ESTABLISHED 1806

**Guide Price £900,000**

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A beautifully appointed, extended and renovated Edwardian Townhouse retaining many of the original features combined with a modern twist. Positioned within walking distance of Warwick Town Centre and benefits from living room, dining room fabulous entertaining breakfast kitchen, leading directly onto the garden. Four double bedrooms, en-suite shower room, en-suite bathroom, family bathroom and basement cinema room. Private enclosed rear garden, RESIDENTS PERMIT PARKING AVAILABLE - VIEWING ESSENTIAL to appreciate the size and accommodation on offer.

#### FRONT APPROACH

Set behind a brick wall with wrought iron railings, paved footpath leads up to the timber and glazed front door opening into

#### GRAND RECEPTION HALL

Stunning tiled floor, ceiling cornice, dado rail, stairs rising to first floor, two radiators and doors to

#### FRONT LIVING ROOM

15'7" into bay x 14'8" m max

Bay window to front with attractive shutters, feature fireplace with stone mantle and log burning stove, bespoke fitted cabinets and shelving into chimney alcoves on both sides, ceiling cornice, picture rail and radiator. Archway leads through to

#### DINING ROOM

14'1" x 12'10" max

with ceiling cornice, picture rail, radiator and stairs leading down to the stunning breakfast kitchen.

#### JUST STUNNING! BREAKFAST/LIVING FITTED KITCH

23'9" max reducing to 16'11" x 17'5" max

Being the heart of the house providing ample space for dining and having bifold doors directly onto the garden this fabulous room is accessed from the reception hall and also dining room. There is a range of high gloss white wall and base units and central feature island unit with Quartz worksurface over. Inset Franke sink unit with Grohe kettle hot on demand water tap, siemens five ring gas hob with a pop up concealed extractor fan and pop up counter socket. Siemens electric oven and separate steaming oven and microwave oven with warming drawer. Siemens dishwasher, space for American style fridge/freezer, tiled floor with underfloor heating, electric privacy blinds to atrium style windows and double glazed bi-fold doors onto the garden.

#### CLOAKROOM

White suite comprising WC, wash hand basin, radiator and extractor fan.

#### UTILITY CUPBOARD

Tiled floor, space and plumbing for washing machine, space for tumble dryer above and extractor fan.

#### BASEMENT / CINEMA ROOM

13'6" x 12'4"

Superbly appointed with a fully fitted media wall including shelving, storage cupboards, colour changing lights, mini fridge and housing for a 60" flat screen television. Downlighters, radiator, built in meter cupboard and useful under stairs storage area.

#### FIRST FLOOR LANDING

First Floor Landing - Giving direct access to bedrooms and stairs to second floor.



**MASTER BEDROOM SUITE**

14'0" max x 12'8" in wards

Accessed directly from the landing and leads into lobby area with built in full height wardrobes, door to ensuite shower room and door to bedroom. Feature fireplace, two full height built in wardrobes to chimney alcoves, picture rail, radiator and dual sash windows to front with fitted shutters.

**ENSUITE**

White suite comprising WC, wash hand basin, walk in shower with glazed panel and Grohe shower. Complimentary tiling to shower area and tiled floor with underfloor heating. Sash window to front with fitted shutters, shaver point, extractor fan and downlighters.



**BEDROOM 3 - REAR**

14'1" x 12'10" max

Feature fireplace, radiator, window to rear and picture rail.

**BEDROOM 4 - REAR**

10'0" max x 9'10"

Located at the rear of the house, sash window over looking the garden, radiator



### **FAMILY BATHROOM**

Having a white suite comprising "P" shaped bath with Grohe shower over, WC, wash hand basin, tiling to floor and all walls, shaver point, extractor fan, chrome towel rail and window to side.

### **SECOND FLOOR**

Stairs rise from first floor landing up to the second floor with skylight, door to eaves storage and door to

### **BEDROOM 2 SUITE**

19'1" max inc wards reducing to 8'6" at its small  
Feature fireplace, built in storage wardrobes, access to loft space, window to front. Door to



### **ENSUITE LUXURY BATHROOM**

A fabulous bathroom with feature freestanding bath and Velux window above, wide shower cubicle with sliding glass screen, pedestal wash hand basin, part tiling to walls, tiled floor and heated towel rail.

### **OUTSIDE**

At rear of the property there is a private enclosed, south westerly facing garden. The garden is hard landscaped with decked terrace accessed directly from the kitchen and a further paved patio area beyond. This beautiful entertaining space also benefits from a garden shed, key control roller shutter door to rear and has power and lighting.

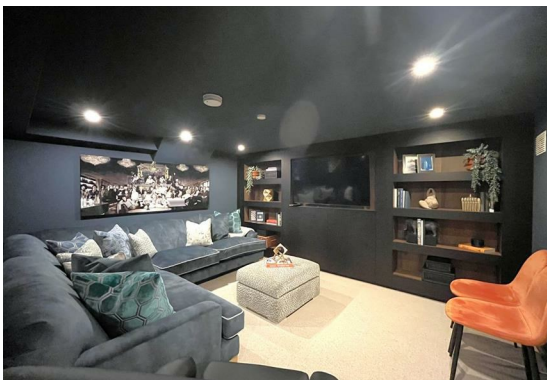


### **GENERAL INFORMATION**

**TENURE:** We are informed the property is Freehold although we have not seen evidence. Purchasers should check this before proceeding.

**SERVICES:** We have been advised by the vendor there is mains gas, electric, water and drainage connected to the property. However, this must be checked by your solicitor before exchange of contracts.

**RIGHTS OF WAY:** The property is sold subject to and with the benefit of, any rights of way, easements, wayleaves, covenants or restrictions etc. as may exist over same whether mentioned herein or not.



**COUNCIL TAX:** Council Tax is levied by the Local Authority and is understood to lie in Band E.



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**Ground Floor**  
Approx. 92.4 sq. metres (994.1 sq. feet)



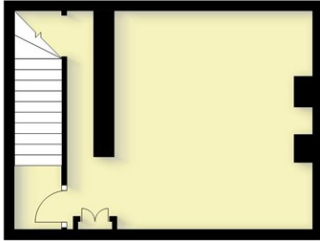
**First Floor**  
Approx. 64.2 sq. metres (691.4 sq. feet)



**Second Floor**  
Approx. 37.7 sq. metres (406.0 sq. feet)



**Basement**  
Approx. 23.3 sq. metres (250.8 sq. feet)



Total area: approx. 217.6 sq. metres (2342.2 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**CONTACT**

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