



4 Bed Townhouse

14 Upper Cape
Warwick
CV34 5DS


MARGETTS
ESTABLISHED 1806

Price Guide £350,000

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Built by Laing homes, this impressive, three storey townhouse offers flexible accommodation with up to 4 bedrooms or first floor lounge if desired. One of the only pair of semi detached properties on the development, and having been remodelled and enjoying the benefit of a newly fitted kitchen, this property enjoys two off-road tandem car parking spaces. Viewing is warmly recommended at the earliest opportunity.

Front door opens into the

ENTRANCE VESTIBULE

with radiator and wood effect flooring.

OPEN PLAN LIVING/DINING ROOM

14'1" max x 10'6" max

with beautiful wood effect flooring, double glazed window, radiator and opening through to the

SUPERB REFITTED BREAKFAST KITCHEN

13'9" max x 12'1" max

Again with matching flooring, L shaped run of work surfacing incorporating the single drainer one and a quarter sink unit with mixer tap and Bosch four ring gas hob. Range of base units under incorporating the Bosch double oven and concealing housing for the tumble dryer. Space and plumbing for dishwasher and integrated Beko washing machine. Further impressive range of wall units providing storage and leaving space for a large style fridge freezer. Double glazed window and French doors to the rear veranda and garden. Wall mounted Ideal Logic gas fired central heating boiler, cooker hood, tiled splashback, radiator and downlights.

CLOAKROOM

with low-level WC, wash hand basin, radiator and door to under stairs storage.

Staircase from the entrance vestibule leads to the first floor landing with radiator. Off the landing there is an airing cupboard with slatted wood shelf and insulated hot water cylinder.

FIRST FLOOR LOUNGE/BEDROOM TWO

13'9" x 11'0" excl. deep alcove

with double glazed windows and radiator.

BEDROOM FOUR

13'1" x 6'5"

with double glazed window affording rooftop and distant views, and radiator.

FAMILY BATHROOM

has a white suite with panel bath having mixer tap and tap secured shower attachment and further shower above with screen. Low-level WC, wash hand basin with mixer tap, tiled floor, tiled splashback areas, heated towel rail, obscured double glazed window and extractor fan.

Staircase from the first floor landing proceeds to the second floor landing.

MASTER BEDROOM - REAR

13'8" x 11'1"

with twin double glazed windows, radiator and door to



ENSUITE SHOWER ROOM

with fully tiled double shower cubicle with adjustable shower, wash hand basin with mixer tap, low level WC, tiled floor, part tiled walls, heated towel rail and extractor fan.

BEDROOM THREE

13'8" max reducing to 10'2" x 10'8"

with twin double glazed windows to the front of the property affording rooftop distant views, radiator and access to the roof space.

OUTSIDE

TO THE FRONT OF THE PROPERTY

there is a neat fore garden with gate and path leading to the front door.





TO THE REAR OF THE PROPERTY

there is a charming, enclosed garden which is easy to maintain and enjoys a Veranda attached to the property, patio area, path leading down the garden with pebbles, further decking and timber garden gate. There are storage boxes.

PARKING

Two allocated tandem car parking spaces accessible from Chandley Wharf.

GENERAL INFORMATION

We understand the property is freehold (edged in red on the title plan) and the register grants exclusive use of the two tandem car parking spaces edged in blue on the title plan.

There is a small maintenance fee payable to the managing agents for the Chandley Wharf development for the upkeep of the garden etc 260.97 pence year ending 31st Dec 2024.

All main services are connected.



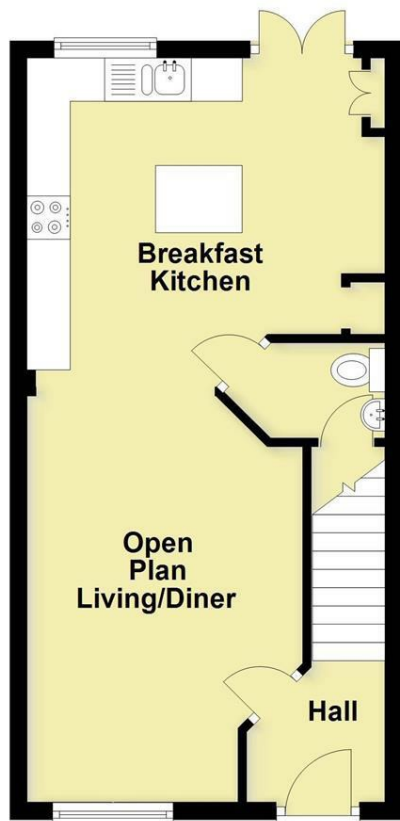
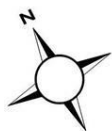


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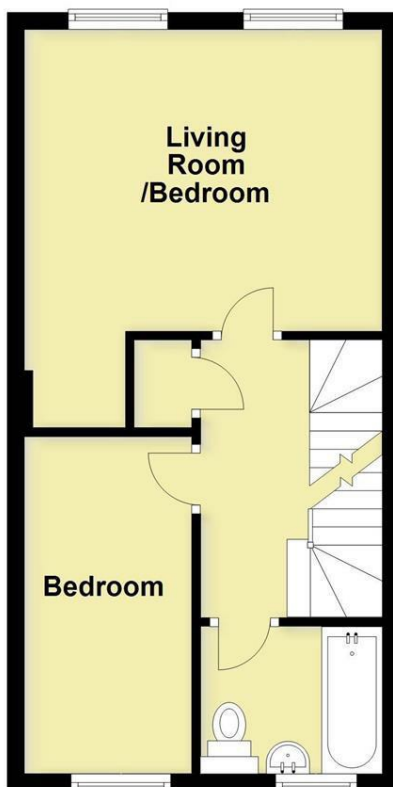
Ground Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



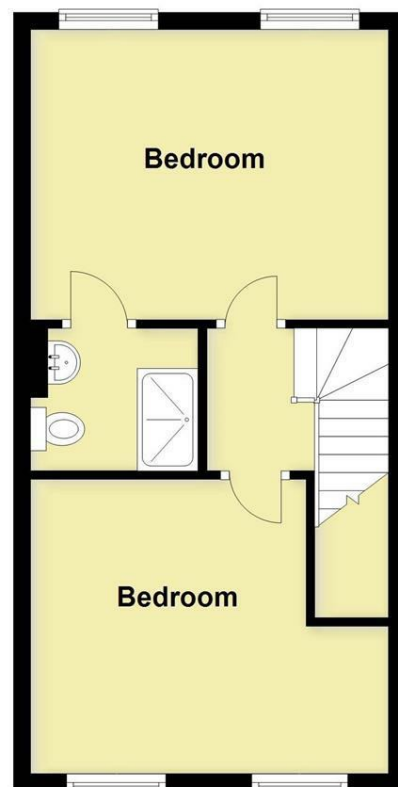
First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Second Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 106.6 sq. metres (1147.8 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
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

CONTACT

12 High Street
Warwick
Warwickshire
CV34 4AP

E: sales@margetts.co.uk

T: 01926 496262

www.margetts.co.uk

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