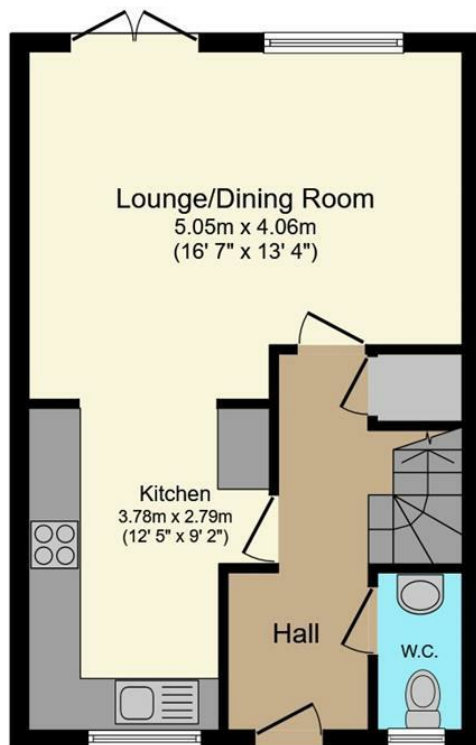




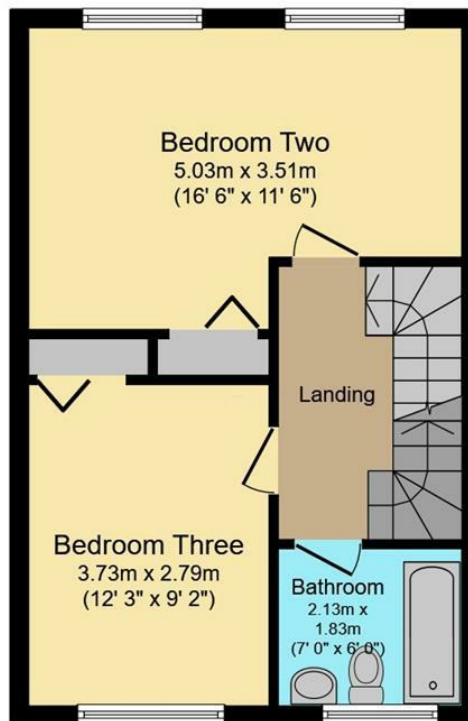
8 Highbank Lower Cape, Warwick, CV34 5FU

# 8 Highbank, Lower Cape, Warwick, CV34 5FU



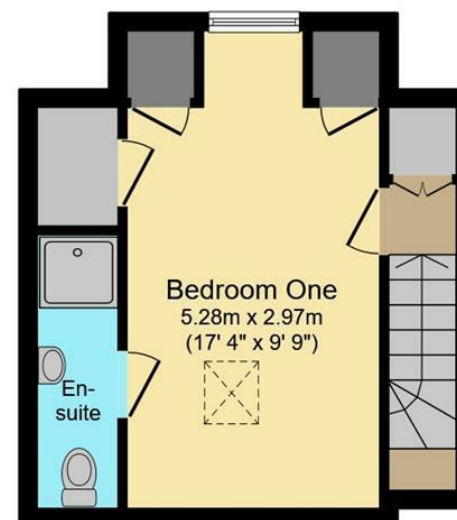
**Ground Floor**

Floor area 39.6 sq.m. (426 sq.ft.)



**First Floor**

Floor area 39.6 sq.m. (426 sq.ft.)



**Second Floor**

Floor area 23.8 sq.m. (256 sq.ft.)

**Total floor area: 103.0 sq.m. (1,108 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)





- Modern family home
- Three storey town house
- Three double bedrooms
- Modern family bathroom and en suite
- Modern fitted kitchen
- Well proportioned living/dining room
- Private lawned rear garden
- Private parking for two cars
- Remainder of NHBC Guarantee
- EPC B



Offers In Excess Of  
£350,000

A beautifully presented, incredibly spacious and conveniently located three double bedroom, three storey townhouse situated on this popular modern development within easy reach of Warwick and Leamington town centres, the fantastic local amenities, commuter links, train station and Warwick Hospital. This attractive family home benefits from well proportioned interior accommodation briefly comprising large entrance hall, guest WC, modern fitted kitchen, well proportioned living and dining room, two first floor double bedrooms and family bathroom, and second floor principal bedroom suite with built in storage and en suite shower. Outside, the property offers private off road parking for two cars and a fence enclosed, private lawned rear garden.

#### APPROACH

accessed from Highbank via a block paved footpath leading up to a canopy porch and composite and double glazed front door, which opens in to:

#### ENTRANCE HALLWAY

having stairs rising to the first floor landing and giving way to living room and kitchen, as well as having useful understairs storage cupboard and further entrance door opening in to

#### GUEST WC

comprising low level WC with dual flush, vanity unit mounted wash hand basin with under counter storage and chrome monobloc tap, tiling to splashbacks and obscured double glazed window to the front elevation.

#### MODERN FITTED KITCHEN

This beautifully appointed and contemporary style white gloss kitchen comprises a range of wall and base mounted units with contrasting granite effect work surfaces over and a series of integrated appliances including fan assisted electric double oven, four ring counter top mounted gas hob with brushed stainless steel overhead extractor fan, full size dishwasher, fridge and freezer, and washing machine. Further to this, the kitchen also plays host to the Worcester Bosch central heating boiler and has a counter top mounted brushed stainless steel sink and drainer unit with chrome monobloc tap. The picture is completed with a large

double glazed window to the front elevation and open archway leading through to the:

#### LIVING/DINING ROOM

This well proportioned dual purpose reception room benefits from a large rear facing double glazed window overlooking the rear garden and further double glazed french doors giving views and direct access on to the rear dining terrace and garden beyond. Having separate internal access door from the hallway and providing ample space for both living and dining furniture.

#### FIRST FLOOR LANDING

has stairs rising from entrance hall and gives way to two double bedrooms and a family bathroom, with further staircase rising to the second floor.

#### BEDROOM TWO

This incredibly spacious double room currently plays host to a king size bed and has two double glazed windows facing over the rear lawned garden. Benefiting from a large double fronted built in storage wardrobe.

#### BEDROOM THREE

The third bedroom is currently being utilised as a single, but could easily accommodate a double bed, and has a double glazed window to the front elevation, built in double fronted storage wardrobe.











### FAMILY BATHROOM

This modern white suite comprises low level WC with dual flush, vanity unit mounted wash hand basin with chrome monobloc tap and undercounter storage, large panelled bath with mains fed shower over and fixed glass screen. Having ceramic tiling to all splashback areas, centrally heated towel rail and obscured double glazed window to the front elevation.

### SECOND FLOOR LANDING

has stairs rising from the first floor and features a useful double fronted built in linen cupboard at the top of the stairs, with further solid internal door opening in to:

### BEDROOM ONE

This large double bedroom has dual aspect double glazed windows to both front and rear elevations, three useful eaves storage areas, a large double depth wardrobe and further solid internal door opening in to

### EN SUITE SHOWER ROOM

This beautifully appointed en suite shower room comprises a three piece suite with low level WC and dual flush, vanity unit mounted wash hand basin with chrome monobloc tap and undercounter storage, enclosed shower cubicle with metro style ceramic tiling, folding glass screen and electric Mira shower. With centrally heated towel rail and Velux window to the front elevation.

### OUTSIDE TO FRONT

are two private allocated parking spaces.

### OUTSIDE TO REAR

is a well proportioned fence enclosed and private lawned rear garden benefiting from two paved terraces and footpath with private lockable gated rear access.

### GENERAL INFORMATION

**TENURE:** The property is understood to be freehold. This should be checked by your solicitor before exchange of contracts.

**SERVICES:** We have been advised by the vendor that mains gas, water, electric and drainage are connected to the property. However this should 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 D.

**CURRENT ENERGY PERFORMANCE CERTIFICATE RATING:** B. A full copy of the EPC is available at the office if required.

**VIEWING:** By Prior Appointment with the selling agent.

**DISCLAIMER:** Peter Clarke & Co LLP themselves and for the vendors or lessors of this property whose agents they are, give notice that the particulars are set out as a general outline only for the guidance of intending purchasers or lessors, and do not constitute part of an offer or contract; all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or presentations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Room sizes are given on a gross basis, excluding chimney breasts, pillars, cupboards, etc. and should not be relied upon for carpets and furnishings. We have not carried out a detailed survey and/or tested services, appliances and specific fittings. No person in the employment of Peter Clarke & Co LLP has any authority to make or give any representation of warranty whatever in relation to this property and it is suggested that prospective purchasers walk the land and boundaries of the property, prior to exchange of contracts, to satisfy themselves as to the exact area of land they are purchasing.







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Peter Clarke

