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GODFREY-PAYTON  
CHARTERED SURVEYORS



137 Cape Road  
Warwick, CV34 5DJ

Guide price £345,000



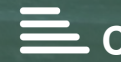
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## 137 Cape Road

, Warwick, CV34 5DJ

An exceptional opportunity to acquire this well appointed and extended traditional mid terraced starter or family home, which boasts well proportioned three bedroomed accommodation, all set within mature gardens, whilst benefiting from detached garaging to rear. The property is conveniently located and enjoys easy access to local amenities/local stores, whilst a short drive to the town centres of Warwick and Leamington Spa both boasting an abundance of shops, restaurants and coffee houses, and being within easy reach of popular transport links which include the A46/M40 motorway corridor, and national train networks within the town centres, or at Warwick Parkway having direct links to London and Birmingham centres of commerce.

### Approach

Set back on a somewhat elevated position behind a retaining wall with inset gated entrance with steps that rise up to a low maintenance fore garden which is mainly laid to paving with shale borders. To the front of the property glazed double doors allow access to a storm porch and traditional door to the main accommodation.

### Reception Hall

A dogleg staircase rises to the first floor with cupboard beneath and glazed internal door to:

### Living Room

This generous sized main reception room offers a bay window to front elevation and the focal point of the room stands a feature fireplace with inset living flame gas fire and to the rear of the room double doors allow access to:

### Extended Breakfast Kitchen

Offering a comprehensive range of floor and wall mounted storage cabinets accompanied by roll topped work surfacing with tiled splash back, inset stainless steel sink with double glazed window overlooking the rear garden, complimentary flooring and double glazed doors leading out to the rear garden.

### First Floor Landing

Having hatch access to loft space and doors leading off to:



### Bedroom One

Having double glazed bay window to front elevation.

### Bedroom Two

Having views to the rear via a double glazed window with cupboard to one side housing a central heating boiler.

### Bedroom Three

Having double glazed window to front elevation.

### Family Shower Room

Having a white suite which comprises a corner shower cubicle with 'Rainwater' style showerhead, full height ceramic tiling which extends to 1/2 height to a wash hand basin with cabinet beneath, low flush WC, downlighters to ceiling, chrome heated towel rail and obscure double glazed window to rear.

### Rear Garden

Having a paved patio area with external water point, security flood lighting and retaining walling with beyond inset lawn, hard standing for garden shed and paved pathway extending to a gated rear entry. There is a shared vehicular rear access from Hanworth Road and access to:

### Detached Garage

### Services

All main services are connected and the heating is by means of gas fired central heating.

### Tenure

The property we understand is 'Freehold', but a prospective purchaser is recommended to confirm this via their legal representative. The property will be sold with vacant possession.

### Local Authority

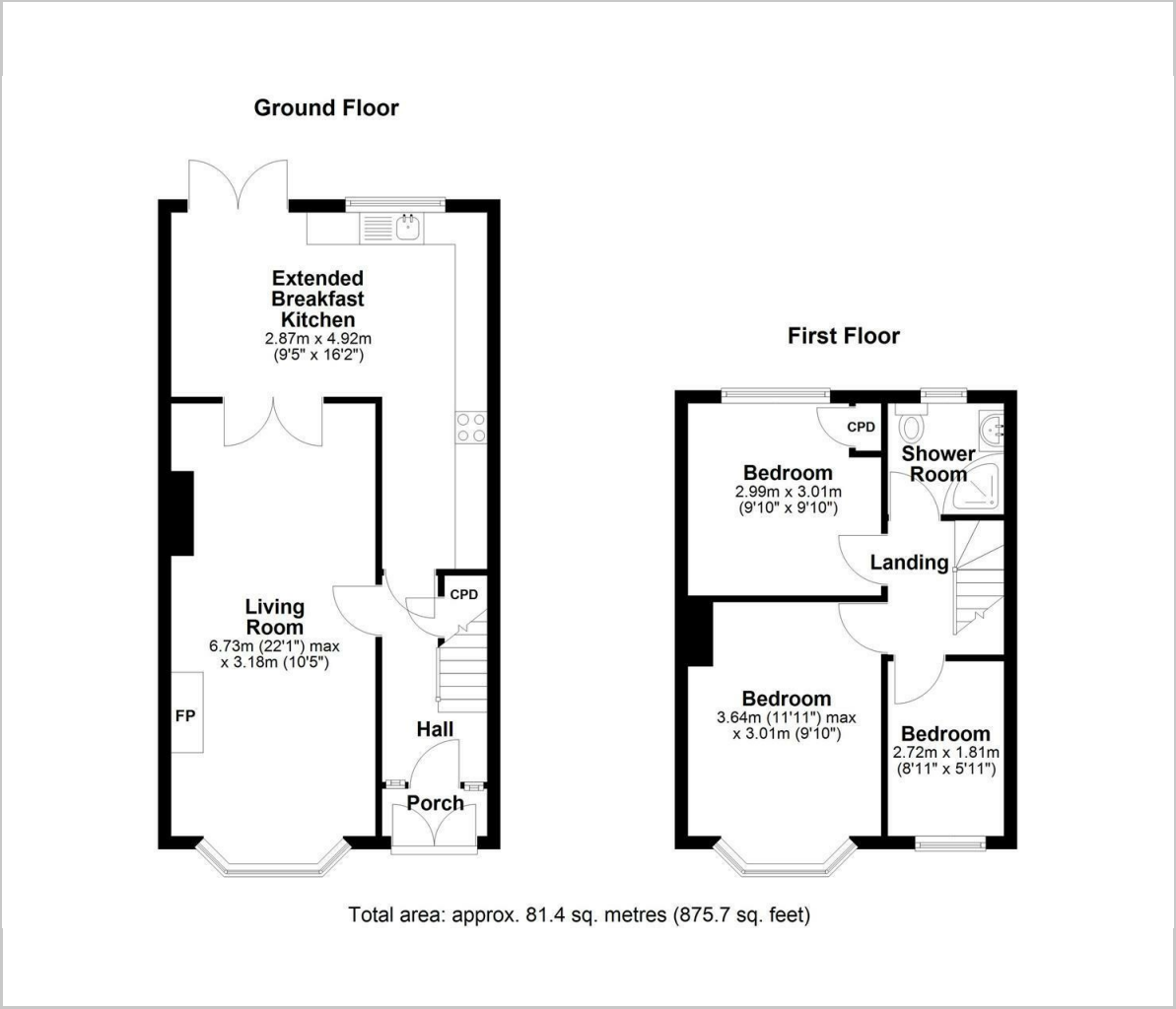
Warwick County Council  
Riverside House, Milverton Hill, Leamington Spa, CV32 5HZ.

Warwick County Council  
Shire Hall, Warwick, CV34 4RL





Floor Plan



Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

