



**Mature, three bed, semi-detached
home**

**157 Cape Road
Warwick
CV34 5DT**



MARGETTS
ESTABLISHED 1806

Price Guide £365,000

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An improved and mature semi-detached family home with off-road parking and rear garage. Well planned, extended ground floor accommodation benefitting from three bedrooms and a refurbished bathroom. The property enjoys a large open plan living kitchen/diner on the ground floor together with an additional shower room. Viewing highly recommended.

Recess porch with replacement front door with double glazed insert and matching side windows opens into the

RECEPTION HALL

with laminate flooring, radiator and large under stairs storage cupboard housing the Baxi gas fired combination central heating boiler.

LOUNGE - FRONT

14'1" into bay x 10'11" max into recess

Exposed brick fire setting with hearth and surround, double glazed window to the front of the property, central heating radiator, laminate flooring, and downlighters.

EXTENDED OPEN PLAN LIVING KITCHEN DINER

23'11" max x 19'10" reducing to 8'7"

With laminate flooring and downlighters, this beautiful extended room enjoys central cathedral style roof lantern in the dining area with downlighters and sliding patio doors to the rear garden. The room has three radiators and in the kitchen area work surfacing with inset one and a half bowl sink unit with mixer tap and matching up stands together with a comprehensive range of base units leaving space and plumbing for a dishwasher, range of eyelevel wall cupboards with under unit lighting. Two larder cupboards incorporating the Bosch electric oven, space with plumbing for washing machine, central Island unit with work surfacing, matching up stands and inset Bosch five ring electric induction hob with base units beneath, the central island unit also forms a breakfast bar and there is a fitted cupboard flanking one side of the chimney breast.

SHOWER ROOM

with fully tiled walls having shower cubicle with adjustable shower, low-level WC, wash hand basin with mixer tap and base unit beneath, heated towel rail and obscured double glazed window.

Staircase from the reception hall proceeds to the first floor landing with radiator and double glazed window.

BEDROOM ONE - REAR

14'4" max x 10'0" max

with downlighters, double glazed rear window, and radiator.

BEDROOM TWO - FRONT

14'8" into bay x 10'1" max

with double bay window, radiator, down lighters and with access to the roof space.

BEDROOM THREE - FRONT

9'0" x 6'3"

with radiator, down lighters and double glazed window.



REFITTED FOUR PIECE BATHROOM

has a white suite with panel bath having a mixer tap, low level WC, wash hand basin with mixer tap and cupboard beneath, large walk-in shower cubicle with adjustable shower and rain shower over, heated towel rail, down lighters, tiled floor and tiled walls.

OUTSIDE

To the front of the property, there is a driveway laid to stone chippings providing parking and giving access to the front of the property.

REAR OF THE PROPERTY

to the rear of the property, there is a lawned garden.

REAR WORKSHOP AND GARAGE

GENERAL INFORMATION

This is a freehold property and all mains services are connected.







157 Cape Road, Warwick, CV34 5DT



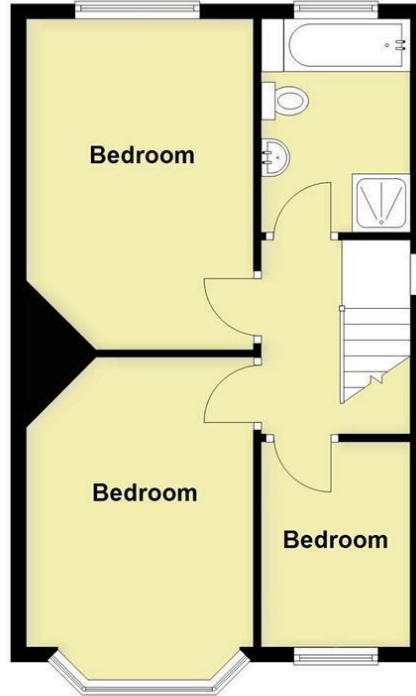
Ground Floor

Approx. 61.6 sq. metres (663.2 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



Total area: approx. 104.6 sq. metres (1126.2 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) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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