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9, High Bank, Warwick

A spacious and well-proportioned, three double bedroomed, three storey end of terrace townhouse with two allocated parking spaces. NO CHAIN.

Briefly Comprising;

Canopy Porch, Entrance Hallway, ground floor Cloakroom, shaker style fitted Kitchen, semi-open plan to Living/Dining Room with double doors to Garden. First floor landing, Large double Bedroom with built in wardrobes, further double bedroom with built in wardrobe, white fitted Family Bathroom. Second floor landing giving access to Bedroom Two En-Suite with large wardrobes and Shower Room. Two allocated parking spaces. Shallow fore garden and Astro turfed rear garden.

High Bank

Is a development of two and three bedroomed townhouses situated off the Lower Cape, in this convenient and popular location. The property is within walking distance of both Warwick town centre and the popular canal side Cape of Good Hope Pub. Convenient for commuting via Warwick town centre Railway Station, the A46, with the M40 just beyond.

The Property

Is approached via a brick block paved path leading to...

Canopy Porch

With composite double glazed obscure entrance door, giving access to...

Entrance Hallway

With wood look flooring, staircase rising to first floor landing, door to useful understairs store cupboard, radiator, alarm panel.

Ground Floor WC

Fitted with low level WC, pedestal wash hand basin with mono-mixer, splashback tiling, radiator, upvc obscure double glazed window to front elevation and extractor.

Kitchen

9'4" x 12"5" (2.84m x 3.66m1.52m)

With a range of shaker style wall and base units, with inset four point gas stainless hob with double oven below

and filter hood over. Concealed Bosch fridge freezer, Indesit dishwasher and Hotpoint washing machine. Wall mounted Worcester boiler, upvc double glazed window to front elevation, splashback tiling, continuation of wood look flooring, double radiator and doorway through to...

Living/Dining Room

16'6" x 10'8" expanding to 13'5" (5.03m x 3.25m expanding to 4.09m)

Also with separate door from the Hallway. Upvc double glazed French doors to garden, and window to side, two radiators.

First Floor Landing

With radiator.

Bedroom Two (Rear)

52'5"'19'8"" x 22'11"'26'2"" expanding to 36'1"'19 (16'6" x 7'8" expanding to 11'6" plus fitted w'robe)

With two upvc double glazed windows to rear elevation, radiator, concertina doors to built-in wardrobe with hanging rail.

Bedroom Three (Front)

9'2" x 12'3" plus built-in w'robes (2.79m x 3.73m plus built-in w'robes)

With upvc double glazed window to front elevation, radiator, concertina door to built-in wardrobe with hanging rail.

Family Bathroom

Fitted with a white modern suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, bath with mixer tap and shower over with glazed screen, metro splashback tiling, chrome radiator towel rail, downlighter points to ceiling, Xpelair extractor, upvc obscure double glazed window to front elevation, wood look flooring.

Second Floor Landing

With double doors to airing cupboard with slatted shelving and radiator.

Bedroom One (Front)
9'9" x 17'4" max (2.97m x 5.28m max)
Door to large walk-in wardrobe, hanging rail, three doors to eaves loft storage, upvc double glazed dormer window to rear elevation and radiator, Velux double glazed roofline window to front elevation.

En-Suite Shower Room
Fitted with a white suite to comprise; low level WC, pedestal wash hand basin with mono-mixer, shower cubicle with wall mounted Mira Jump electric shower, metro splashback tiling, extractor, downlighter points to ceiling, Velux double glazed roofline window to front elevation, chrome radiator towel rail.

Outside (Front)
To the front of the property is a shallow fore garden laid to Cotswold stone chippings.

Parking
There are two allocated side by side parking spaces, directly to the front of the property.

Outside (Rear)
The rear garden is principally laid to Astro turf with paved pathway to the side of the property, timber garden shed and surrounded in the main by close boarded timber fencing. Outside power point & Tap.

Mobile Phone Coverage
Good outdoor, variable in-home signal is available in the area. We advise you to check with your provider. (Checked on Ofcom 2026).

Broadband Availability
Standard/Superfast/Ultrafast Broadband Speed is available in the area. We advise you to check with your current provider. (Checked on Ofcom 2026).

Rights of Way & Covenants
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 the same whether mentioned herein or not.

Tenure
The property is understood to be freehold although we have not inspected the relevant documentation to confirm this.

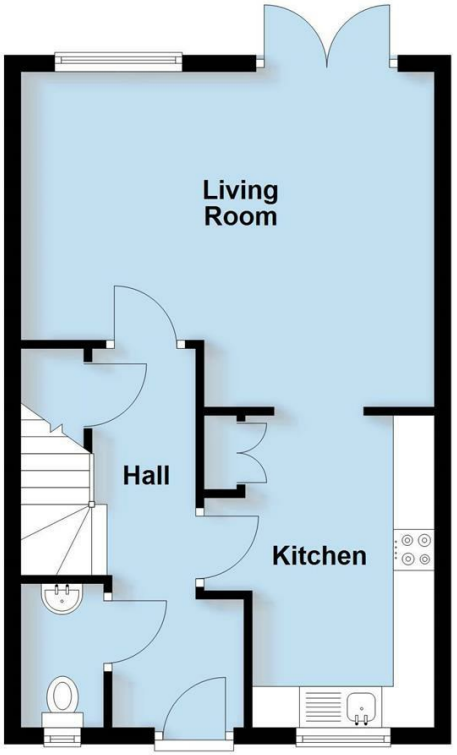
Services
All mains services are understood to be connected to the property including gas. NB We have not tested the central heating, domestic hot water system, kitchen appliances or other services and whilst believing them to be in satisfactory working order we cannot give any warranties in these respects. Interested parties are invited to make their own enquiries.

NB: Maintenance Charge
Please note there is a small maintenance charge towards the communal private areas, including the maintenance of the car park, communal lighting and insurance etc, of approx £25 pcm.

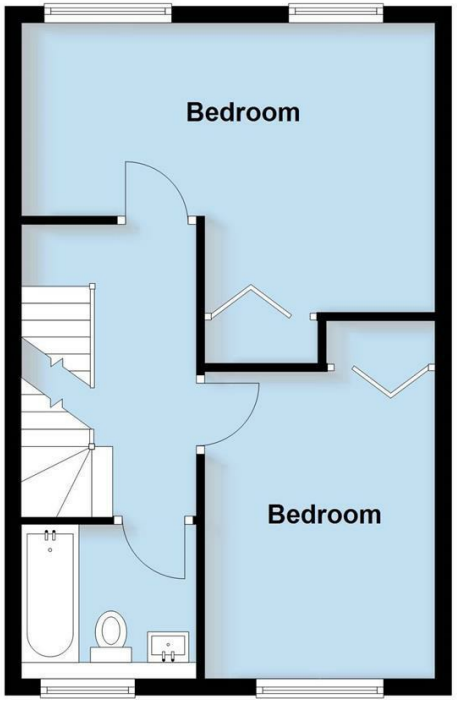
Council Tax
Council Tax Band D.

Location
9 High Bank, Lower Cape, Warwick, CV34 5FU

Ground Floor
Approx. 40.1 sq. metres (432.1 sq. feet)



First Floor
Approx. 40.1 sq. metres (432.1 sq. feet)



Second Floor
Approx. 23.5 sq. metres (253.4 sq. feet)

Total area: approx. 103.8 sq. metres (1117.5 sq. feet)

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

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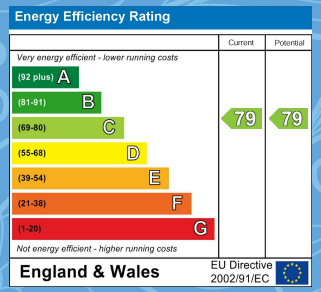

Also at: Warwick, 17-19 Jury St, Warwick CV34 4EL

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