Upper Cape, Warwick

CV34 5DS

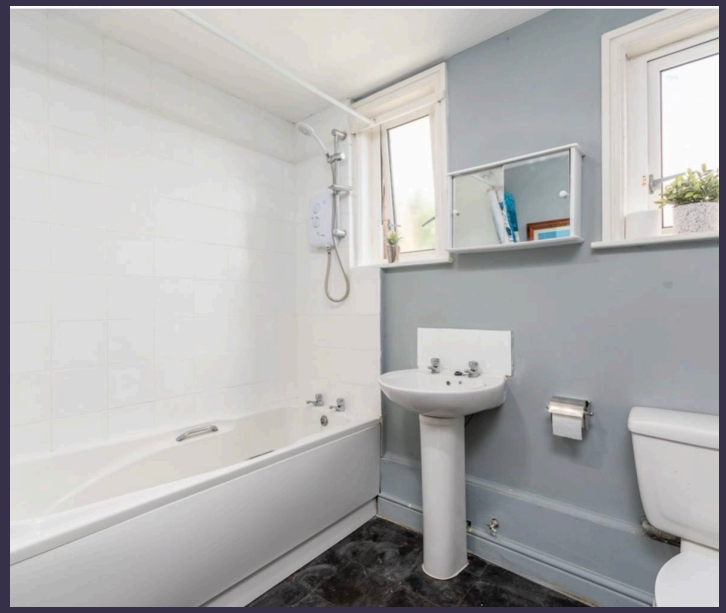
In Excess of **£275,000**

If you are looking for a characterful home in a location that offers both lifestyle and convenience, then this could be exactly what you've been waiting for. Positioned on Upper Cape Road, this is a home that places you right in the heart of it all, just a short walk to Warwick town centre, the hospital and everyday amenities, whilst also being moments from the canal and locks where you can enjoy peaceful walks and a slower pace of life. And for those who enjoy a good local, The Cape of Good Hope pub is just around the corner - a real favourite with locals. The property is being offered for sale with no onward chain, giving that added peace of mind!

This is one of those homes that offers more than first meets the eye. Full of charm, with a great amount of space arranged over two floors, it blends period character with practical living — ideal for families, professionals or those wanting to enjoy everything Warwick has to offer on foot.

As you arrive, the traditional frontage sets the tone, with a pathway leading to the front entrance door.

Step inside into the hallway, first on your right you are welcomed into the sitting room, a cosy yet well-proportioned space with a bay window to the front allowing natural light to flood in. There is space for an electric log burner stove that would create a lovely focal point to the room. Perfect for those evenings when you want to relax and unwind.



Flowing through, the dining room offers a great space for entertaining or everyday living. It's a versatile room that comfortably accommodates a dining table and chairs, with a feature fireplace adding character and warmth. A step down into the kitchen to the rear.

To the rear sits the kitchen, fitted with a range of units and offering space for appliances. It's a practical layout with scope for someone to make their own mark over time.

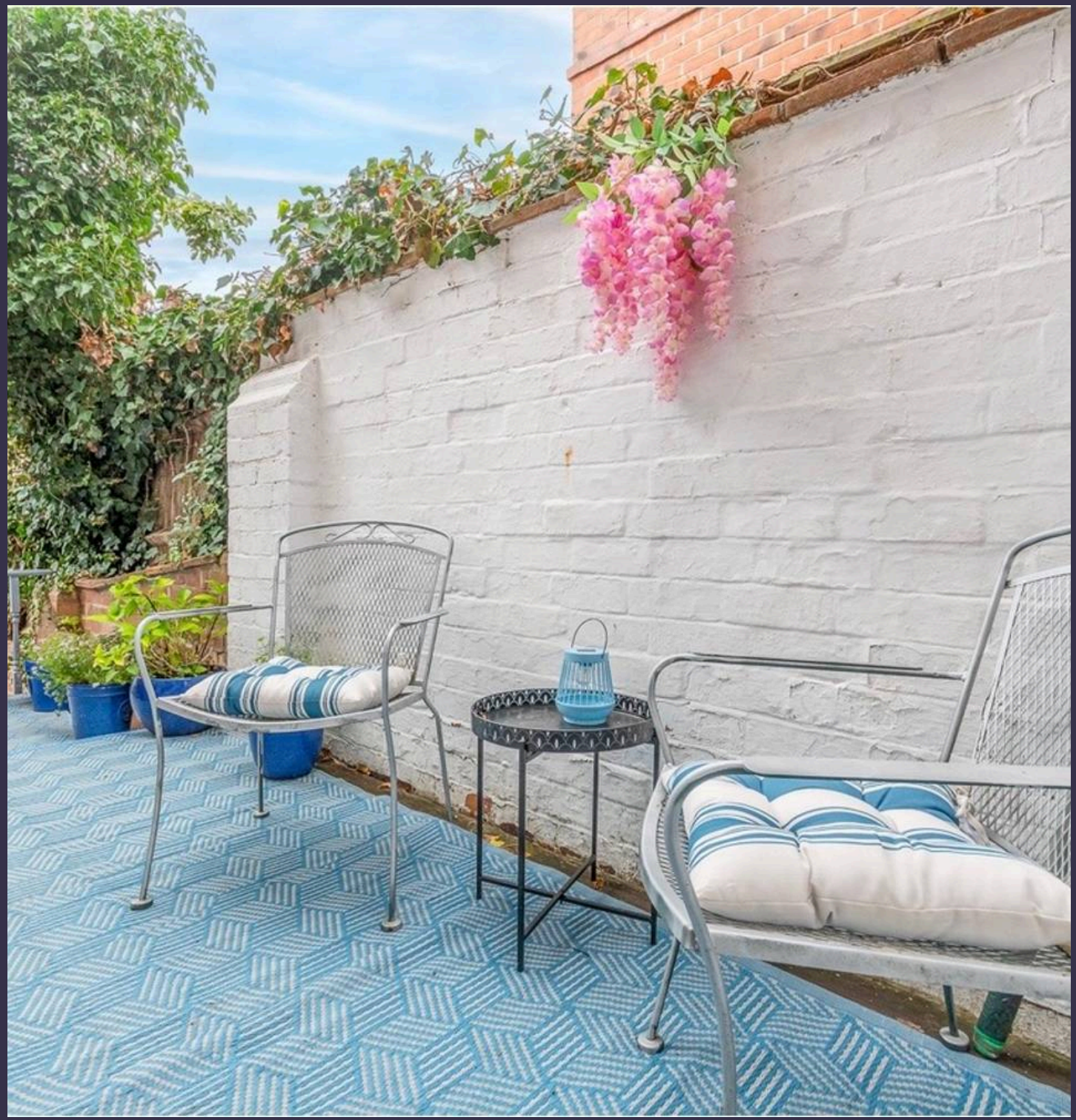
The ground floor also benefits from a family bathroom, fitted with a three-piece suite. Some may wish to create a combined utility and downstairs cloakroom here.

Heading upstairs, there are four bedrooms. The main bedrooms are all good-sized doubles, each offering comfortable living space and two have the original feature fireplaces – reminding you of the character of the home. The fourth bedroom works perfectly as a nursery, home office or dressing room depending on your needs. There is also a further bathroom being fitted with a three-piece shower suite.

Outside, to the rear, is a tiered private courtyard garden, providing a low-maintenance space without the hassle of upkeep, where you can sit out with your morning coffee or enjoy a glass of something in the evening. For more green fingered souls you can arrange pots to add a splash of colour all years round.

All in all, this is a home that offers a lifestyle as much as it does space. Being able to walk to the canal, into town, to the hospital or pop out to the local café or pub is something that makes everyday living that bit more enjoyable.

Homes in locations like this, with this much convenience on your doorstep, are always in demand - and once you see the space and potential yourself, you'll understand exactly why.



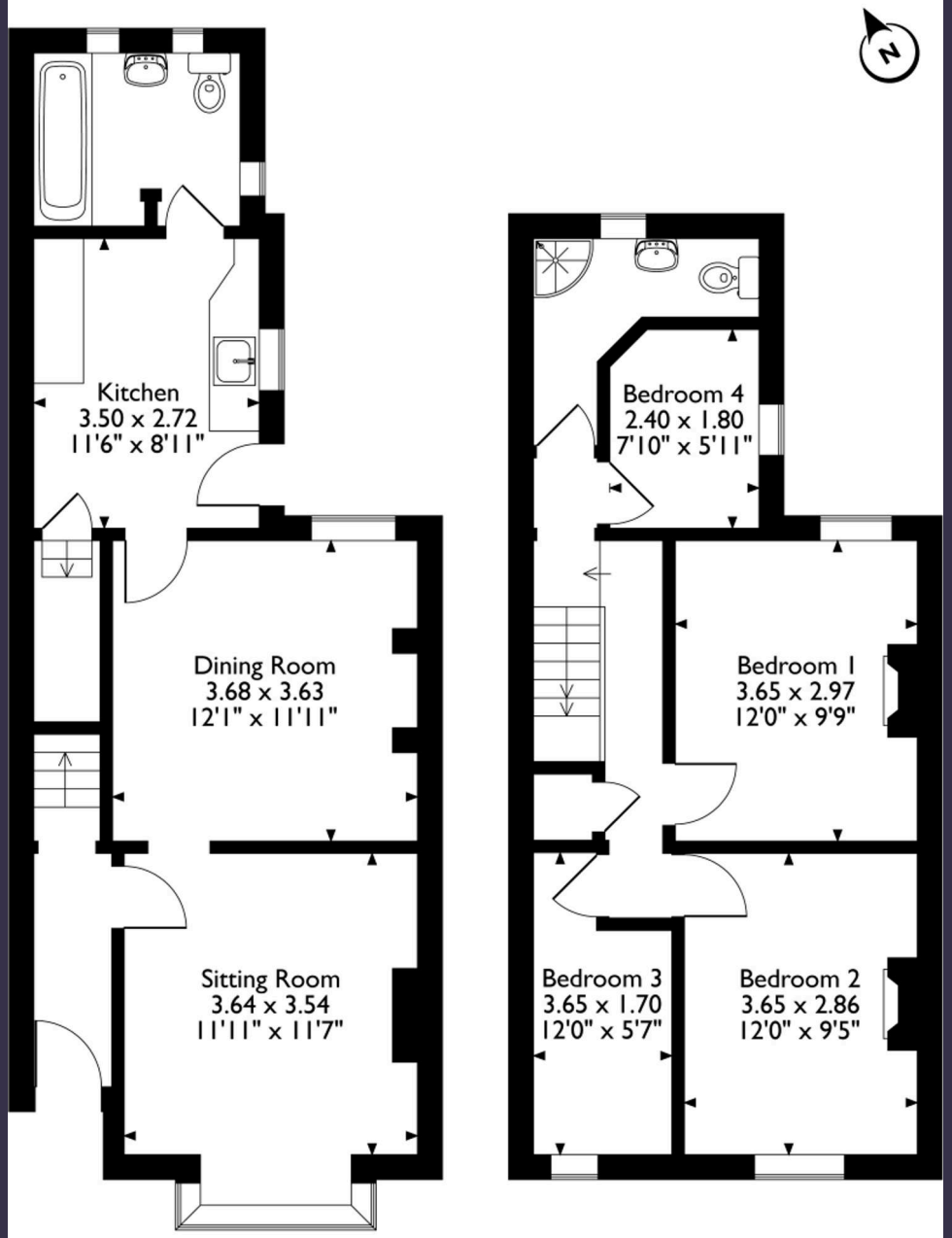
Council Tax band: C

Tenure: Freehold

EPC Energy Rating: D

- Characterful Four-Bedroom Home Arranged Over Two Floors
- Sitting Room With Bay Window
- Separate Dining Room With Feature Fireplace
- Two Bathrooms Ideal for Families
- Tiered, Low-Maintenance Private Courtyard Garden
- Scope to Personalise and Add Value Over Time
- No Onward Chain – Straightforward Purchase
- Prime Location Within Walking Distance to Warwick Town Centre
- Walking Distance to Warwick Hospital and Local Pub, Cafés & Shops
- Moments From Canal and Lock Walks — Perfect for Lifestyle Living

Approximate Gross Internal Area
94 Sq M/1012 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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