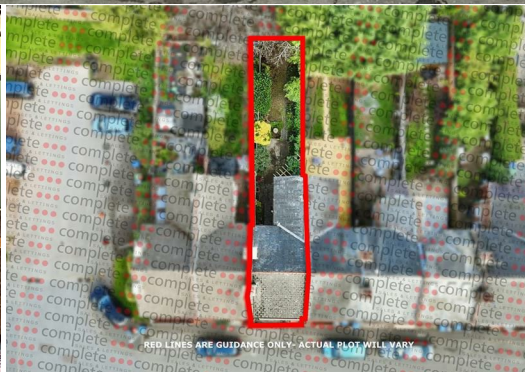




LOWER CAPE, WARWICK

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FOR SALE



Offering a comfortable and versatile home in a popular Warwick location, this attractive three-bedroom terrace provides well-planned accommodation with plenty of scope for modern family living. The property benefits from a welcoming lounge to the front, with the accommodation flowing through to a separate dining room and a generous extended kitchen at the rear. From the dining room doors lead directly out to the enclosed private garden, creating a pleasant connection between the indoor and outdoor spaces. Upstairs are three well-proportioned bedrooms and the family bathroom. With Warwick town centre and a range of everyday amenities within easy reach, this is a particularly appealing home for those looking for convenience, practicality and a well-established location.



Entrance Hall

Featuring attractive stripped solid wood flooring, a central heating radiator and ceiling light point, the entrance hall provides access to both the living room and dining area, with stairs rising to the first floor.

Living Room

A bright and welcoming living room featuring fitted carpeting, an attractive open fireplace with solid wood surround and tiled hearth, and useful built-in storage cupboards. A double-glazed window overlooks the front aspect, while a central heating radiator, ceiling light point and wall-mounted lighting complete the room.



Dining Room

A characterful dining room with terracotta tiled flooring, a central heating radiator and ceiling light point. The room features a useful built-in alcoves with inset downlighting and an attractive wooden fireplace surround with tiled hearth. Double-glazed French doors open directly onto the rear garden, while an opening provides access through to the kitchen.

Kitchen

A well-equipped kitchen with tiled flooring and dual-aspect double-glazed windows overlooking the side and rear elevations. The room is fitted with a comprehensive range of wall-mounted and base units with drawers, complemented by a stainless steel sink and drainer with mixer tap and tiled splashbacks. Integrated cooking facilities include a four-ring induction hob with grill and oven beneath, together with a stainless steel extractor hood. There is space and plumbing for both a washing machine and dishwasher, while useful additional storage is provided by a large under-stairs pantry cupboard. Spotlights and a central heating radiator complete the room.



Stairs & Landing

A well-presented first floor landing with fitted carpeting, a solid wood handrail and stained solid wood balustrade. The landing features a central heating radiator and loft hatch access, with doors leading to all three bedrooms and the family bathroom.

Bedroom One

A particularly generous master bedroom with exposed original floorboards, a central heating radiator, ceiling light point and attractive original doors. A double-glazed window to the front elevation provides excellent natural light, with ample space for a double bed, wardrobes, chest of drawers and other bedroom furniture. The room is currently used by the owners as an artist's studio, making the most of its impressive proportions and beautiful natural light.



Bedroom Two

A well-proportioned double bedroom with fitted carpeting and a double-glazed window overlooking the rear elevation. The room retains an attractive original iron feature fireplace, complemented by useful built-in storage cupboards to either side. Further benefits include a central heating radiator and ceiling light point.



Bedroom Three

A well-proportioned single bedroom with the versatility to accommodate a small double bed, featuring fitted carpeting, a double-glazed window overlooking the rear elevation, central heating radiator and ceiling light point.

Bathroom

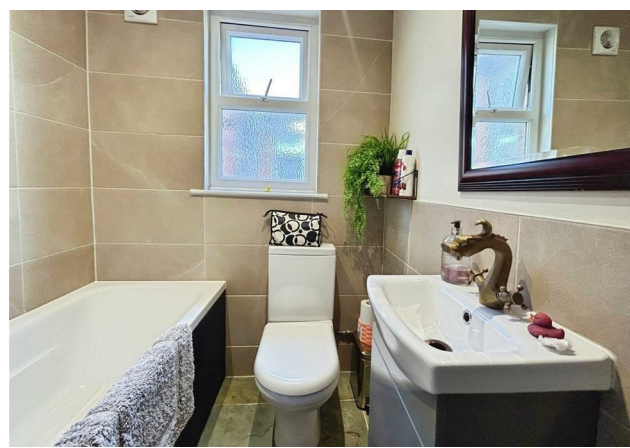
A fully tiled bathroom fitted with a panelled bath with shower over, low-level flush WC and ceramic wash hand basin with vanity unit beneath. The room also benefits from ceiling spotlights, extractor fan and an obscured double-glazed window to the side elevation.

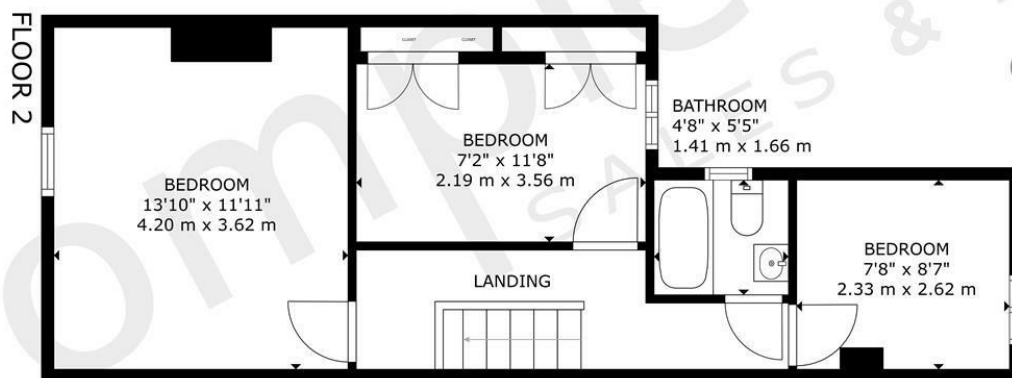
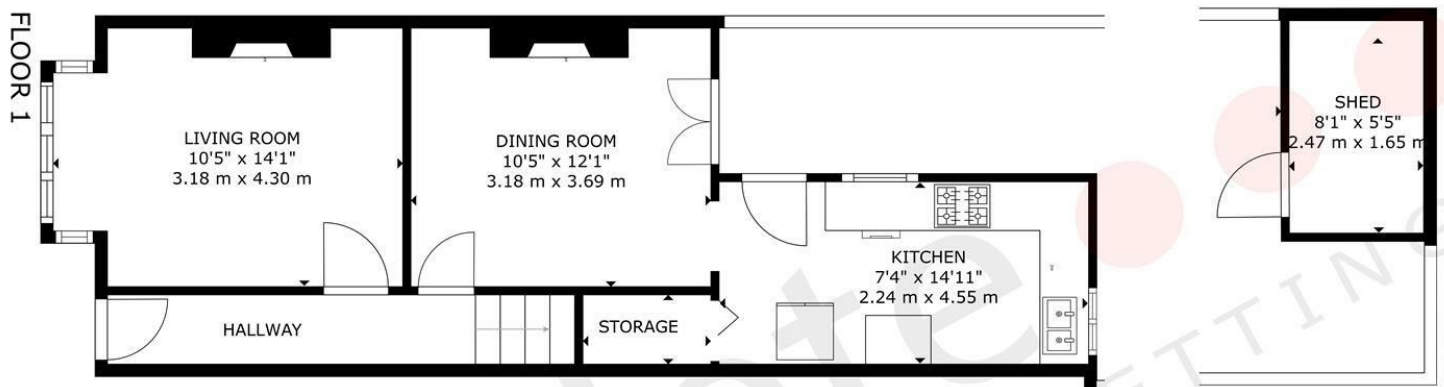
Rear Garden

A charming, mature garden offering a wonderful sense of privacy, with established trees, clipped shrubs and a variety of mature planting creating a secluded and leafy setting. A paved terrace provides an excellent area for outdoor seating and entertaining, leading through the garden via attractive paved pathways and well-stocked borders. To the far end is a timber pergola, providing a sheltered and characterful spot to sit and enjoy the garden, together with a large timber garden shed offering excellent storage. Ornamental features, including a bird bath and mature planting, add to the established and tranquil feel of this delightful outdoor space.

Location

Lower Cape is a popular residential area of Warwick, conveniently located for the historic town centre, with its excellent range of shops, cafés, restaurants and amenities. Warwick Hospital is also within easy reach, while the area benefits from excellent road links to the A46 and M40. Leamington Spa is just a



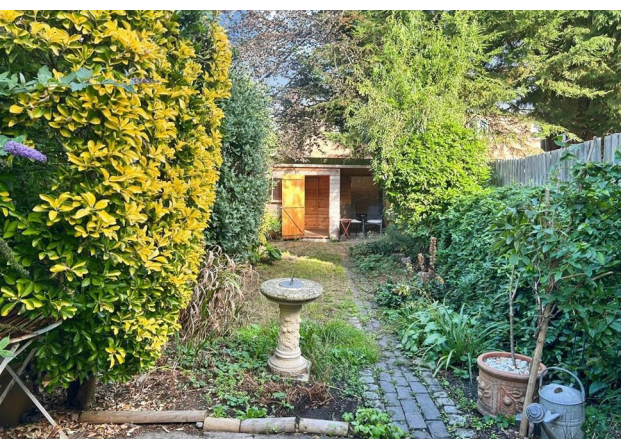


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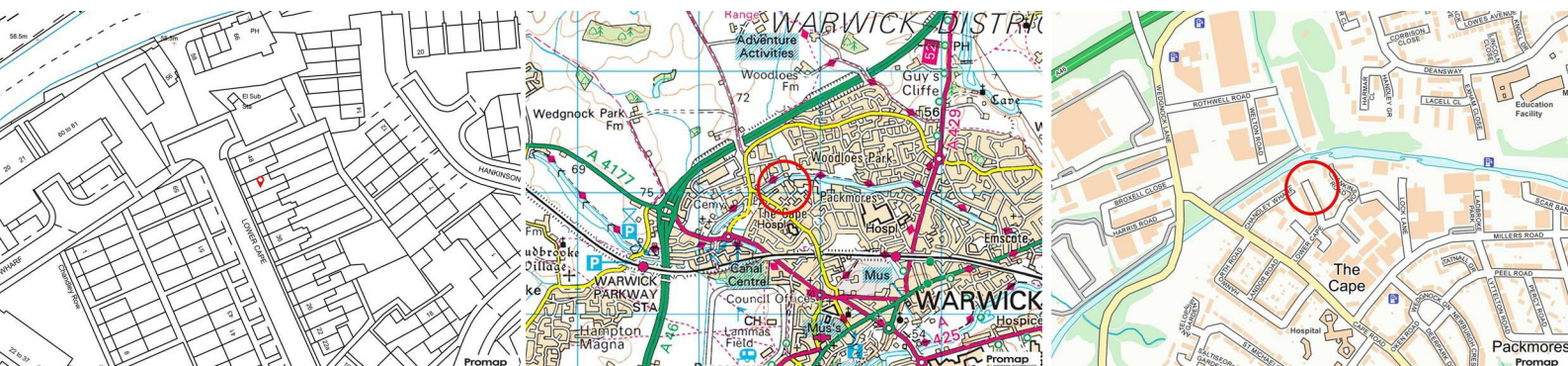
GROSS INTERNAL AREA
FLOOR 1: 504 sq. ft, 46 m², FLOOR 2: 424 sq. ft, 39 m²
TOTAL: 928 sq. ft, 85 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

short drive away, with Warwick and Warwick Parkway railway stations providing regular services to Birmingham and London.





- Mid Terraced Victorian
- Extended Kitchen
- Dining Room
- Canal Walks on Your Doorstep and Cape of Good Hope Pub
- Charming Garden
- Three Bedrooms
- Living Room
- Character Features
- Local Amenities
- First Time Buyer Opportunity



LOWER CAPE, WARWICK

Viewing - Arrangements can be made by Complete Estate Agents on: 01926 887723

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A (92+)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

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