

Parker Mercer Durnian

Warwickshire

www.parkermercerdurnian.co.uk



44 Lower Cape

Warwick

Guide £250,000

01926 499428



Location

The town of Warwick is famous for its medieval castle, River Avon views, beautiful parks and open spaces and its Independent boys school (believed to be the oldest in the country). This prosperous and vibrant riverside town attracts almost three million visitors a year who come to enjoy its rich variety of culture, shopping, restaurants and buildings of historic interest.

The town is well served by motorway and rail connections with frequent and regular services to Birmingham and London (via Warwick Parkway and Leamington Spa stations) whilst junction 15 of the M40 motorway is approximately two miles away.

Directional Note

Leave Warwick on Cape Road and after approximately one mile turn right onto Lower Cape. Proceed for a hundred yards and turn left where number 44 can be observed on the right hand side identified by the agents 'For Sale' board

A charming three bedroom bay fronted Victorian mid terraced cottage situated on this quiet "no through" road close to the canal and great location for walks along the canal up to Hatton Flight of locks and being located within a comfortable stroll of the Warwick town centre.

The accommodation which retains some original period features rewired in the 2005, re-roofed in the mid 1990's, UPVC throughout but still requires a little improvement consists of a welcoming reception hall leading to a lounge with feature fireplace and dining room with French doors to garden, fitted kitchen with appliances, three first floor bedrooms with bathroom and generous gardens enjoying a South Easterly aspect.

No forward chain.

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Ground Floor

Reception Hall

Having a part glazed door to the front with glazed quarter light over, stairs to the first floor, storage heater, exposed timber flooring and being tongue and grooved to dado level.

Lounge – 14'2" x 10'6"

Having a handsome wood surround fireplace with open grate, television point, storage heater, exposed timber flooring, wall light useful fitted cupboards and a bay window to the front.

Dining Room – 12'3 x 11'2"

Having a quarry tiled floor, tiled surround fireplace with solid fuel Parkray burner with back boiler (to heat water), wall light point and double French doors to rear garden.

Kitchen - 14'5 x 7'4"

Being fitted with a variety of base, eye level and display units, pullout larder cupboard, door to walk in storage cupboard (under stairs) with shelving and light, ample work top surfaces with tiled splash backs, stainless steel sink and a half with drainer and mixer tap, integral Hotpoint double oven and integral Hotpoint halogen four ring hob with canopied extractor hood over, fitted washing machine and integral dishwasher, further appliance space, door to the side, storage heater, window to the side and a window to the rear.



First Floor

Landing

A galleried landing with storage heater and doors leading to

Master Bedroom One – 13'8" x 12'1"

Having a storage heater, wall lights and a window to the front

Bedroom Two – 11'9" x 7'8"

Having a storage heater, pretty cast surround fireplace with cupboards to either side, (one being the airing cupboard) hot water cylinder and a window to the rear.

Bedroom Three - 8'7" x 7'5"

Having a window to the rear.

Bathroom

Being fitted with a white suite to provide a low level wc, wall mounted wash hand basin, **French bath** with shower over and tiled surround, electric towel radiator and a window to the side.



Outside

To the front of the property is a small garden with gravel, tiles, boundary wall and pathway leading to the front door.

The rear garden is of a good size and enjoys a South Easterly aspect. To the side is a block paved terrace which leads to a rear garden consisting of paved areas with beds and borders.

There is a gated rear access, timber shed and external lighting and power.

General information

Tenure

The property is understood to be freehold.

Services

Mains electricity, water and drainage are connected to the property.

Post Code

CV34 5DP

Council Tax

Warwick District Council.

Possession

Vacant possession will be given upon completion.

Viewing

For further particulars and appointments to view, please contact the Warwick office on 01926 499428

Office Address

32 Brook Street

Warwick

CV34 4BL



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