

Cape Road | Warwick | CV34 5DH

Price guide £300,000

HAWKESFORD

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A WELL-PROPORTIONED THREE BEDROOM MID-TERRACED HOME WITH DOUBLE GARAGE, GARDENS AND EXCELLENT POTENTIAL, CONVENIENTLY LOCATED WITHIN WALKING DISTANCE OF THE TOWN CENTRE, HOSPITAL AND RAILWAY STATION.

Offering spacious and versatile accommodation, this three bedroom mid-terraced property presents a fantastic opportunity for buyers looking to put their own stamp on a home in a highly convenient location.

The ground floor accommodation comprises a welcoming open-plan living and dining room, providing an excellent space for both relaxing and entertaining, together with a fitted kitchen and the added convenience of a ground floor WC. To the first floor are three bedrooms and a family bathroom.

Externally, the property benefits from a lawned foregarden, whilst the enclosed rear garden is predominantly hard landscaped, offering a practical, low-maintenance outdoor space. A particular feature is the double garage situated to the rear, complete with an electrically operated roller door, providing valuable parking or storage facilities.

Whilst the property would benefit from some redecoration and cosmetic updating, it offers excellent scope for a purchaser to personalise to their own taste. Further potential is provided by existing architectural drawings for a proposed loft conversion, subject to obtaining any necessary consents and approvals.

Ideally positioned within walking distance of the town centre, hospital and railway station, the property combines everyday convenience with exciting potential, making it an appealing choice for a variety of purchasers.

Early viewing is highly recommended to appreciate the accommodation, location and potential on offer.









- Three Bedroom Mid-Terraced Property
- Spacious Open-Plan Living/Dining Room
- Fitted Kitchen & Ground Floor WC
- First Floor Family Bathroom
- Lawned Foregarden & Low-Maintenance Rear Garden
- Double Garage with Electric Roller Door
- Architectural Drawings for Proposed Loft Conversion
- Scope for Cosmetic Updating & Personalisation
- Walking Distance to Town Centre, Hospital & Railway Station
- Excellent Potential for a Range of Purchasers



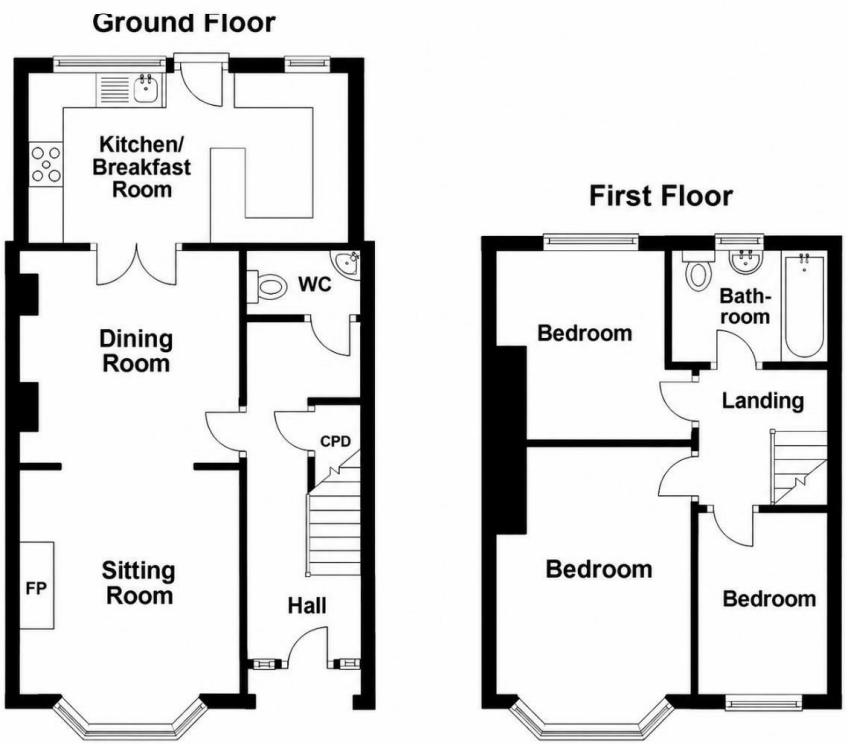


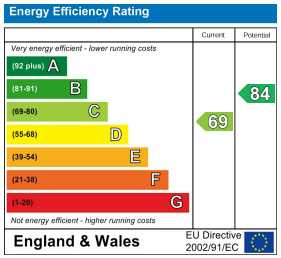





ABARTH
NEW HORIZON
SPY


The Plotting Hut
WELCOME
GARDEN





Entrance
Double glazed, double doors lead in to the porch which in turn gives access to the entrance hall via an obscure glazed, double glazed front door. The entrance hall has original tiled flooring, gas central heating radiator, carpeted stairs lead up to the first floor landing, low level door houses a useful storage cupboard, light point to ceiling and an open archway leads in to an inner hallway - great for storage which in turn gives access in to the downstairs WC.

Open Plan Living Dining Room
23'7" x 10'5" (7.202m x 3.190m)
Wood effect laminate flooring, double glazed, bay window to front elevation, feature fireplace, two gas central heating radiators and two light points to ceiling.

Kitchen
15'3" x 10'1" (4.649m x 3.090m)
Tiled to floor, double glazed window to rear elevation and a double glazed door to rear elevation giving access out in to the garden. The kitchen is fitted with a range of base and wall units with a wood effect frontage and a granite effect worksurface, space for range oven, stainless steel splash back and extractor, space and plumbing for dishwasher, space and plumbing for washing machine and space for tumble dryer, stainless steel sink with matching drainer and chrome hot and cold mixer tap, Vailant combi boiler which is regularly serviced, loft access to ceiling giving access to a small loft area. Two light points to ceiling.

From the entrance hall carpeted stairs lead up to the first floor landing, loft access to ceiling (there are architects drawing for a loft conversion), light point to ceiling.

Bedroom One
13'7" x 9'8" (4.152m x 2.966m)
Double glazed, bay window to front elevation, light point to ceiling and there is a gas central heating radiator.

Bedroom Two
8'3" x 9'6" (2.518m x 2.904m)
Double glazed window to rear elevation, light point to ceiling, gas central heating radiator.

Bedroom Three
6'4"x 8'11" (1.941mx 2.741m)
Double glazed window to front elevation, gas central heating radiator and light point to ceiling.

Family Bathroom
Walls are tiled to full height around bath and shower area, obscure glazed double glazed window to rear elevation, light point to ceiling, chrome heated towel rail, white low level WC. white pedestal wash hand basin with chrome hot and cold tap and a white bath with chrome hot and cold taps with additional chrome shower attachments.

Outside
To the rear of the property is the hard landscaped, South facing garden. A paved patio with two steps up leading up to a raised patio with decked area. A metal door leads in to the garage.

Garage
14'6" x 17'3" (4.422m x 5.277m)
Located to the rear of the property and accessible from the garden, having a recently fitted, electrically operated, roller garage door. The garage benefits from light and power and having recently had a new roof.

Photographs
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