



OFFERS OVER  
**£300,000**  
**Cape Road**  
Warwick, CV34 5DH

## PROPERTY SUMMARY

Charming Double Bay Fronted Home on Cape Road, Warwick

Welcome to this beautifully presented double bay fronted terraced home, ideally located on the ever-popular Cape Road in Warwick. A favourite with both families and couples, this area offers excellent connectivity via the A46, M40, and M42, and is within easy reach of Warwick train station and Warwick Hospital.

Believed to be around 80-100 years old, this home retains charming period features – most notably the original tiled hallway floor, a striking reminder of its heritage.

Thoughtfully extended and modernised, the property now boasts a spacious rear dining kitchen – perfect for entertaining – as well

3



1



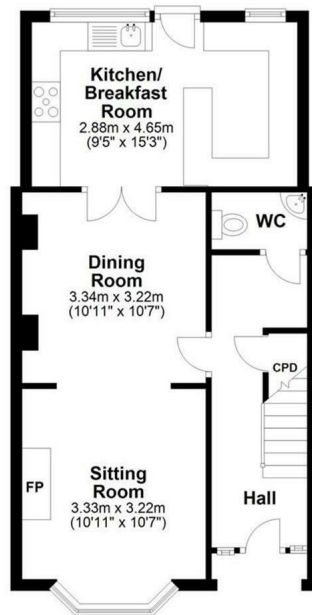
2



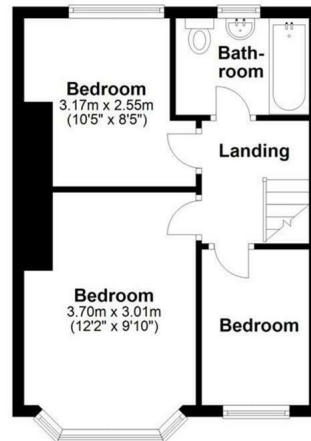




**Ground Floor**  
Approx. 47.9 sq. metres (515.3 sq. feet)



**First Floor**  
Approx. 34.7 sq. metres (373.2 sq. feet)



Total area: approx. 82.5 sq. metres (888.5 sq. feet)



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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