



Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

13 Cape Road, Warwick, CV34 4JP

Guide Price £750,000 Freehold



An extended and well presented, five bedroom, period townhouse, moments from the very heart of the county town, offering exciting, flexible, family accommodation. Viewing warmly recommended.

- Extended period home • Flexible family living • Five bedrooms • Refitted ensuite shower room • Refitted family bathroom • Further top floor refitted shower room • Stunning living kitchen with glass atrium • Rear patio gardens • Superb location •

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Recess porch with quarry tied floor opening into

IMPRESSIVE RECEPTION HALL

with radiator, and featuring both parquet flooring and the original Victorian tiled flooring.

BEAUTIFUL LIVING ROOM

14' 6" x 15' 6" (4.43m max into bay x 4.73m into chimney recess)
with comprehensive range of fitted cupboards and shelving flanking either side of the chimney breast and matching bookcase into the opposite wall. Stripped wood flooring and radiator, fireplace with hearth and surround and fitted wood burner, sealed unit double glazed front window with shutters.



UTILITY ROOM

9' 3" x 4' 7" (2.84m x 1.4m)
with Belfast sink on fitted stand and slatted wood shelf unit under, works surfacing with space and plumbing for washing machine and further appliance beneath.

CLOAKROOM

having a period style white suite with low-level WC, wash hand basin, patterned tiled floor and extractor fan.

STUNNING EXTENDED FAMILY/LIVING/FITTED KITCHEN

18' 0" x 26' 1" (5.49m max x 7.97m max reducing to 5.13m)
This delightful room provides plenty of space for the family whilst extending into the kitchen area. Delightful glass atrium and sliding bifold patio doors giving access to the rear garden and patio. The kitchen has an island unit and quartz work surfacing together with a comprehensive range of fitted units with double sink, and mixer tap, integrated dishwasher and recess suitable for range cooker with cooker filter over, tall larder cupboard with drawers beneath, down lighters and engineered wood flooring.



CELLAR

12' 9" x 14' 0" (3.89m x 4.27m)
With electric light and power.

Staircase rises from the Entrance Hall to the First Floor Landing with double panel radiator.

MASTER BEDROOM SUITE (FRONT)

15' 7" x 12' 7" (4.77m into bay x 3.85m inc. wardrobes and exc. door recess)
Spacious room with single glazed bay window to the front with shutters, radiator and double door, fitted cupboards flanking the chimney breast with feature fire setting and hearth.



REFITTED LUXURY ENSUITE SHOWER ROOM

provides electric underfloor heating, double walk-in shower cubicle with adjustable shower and rain shower over together with wash hand basin with mixer tap and cupboards beneath, low-level WC, single glazed window with shutters to the lower half, down lighters and heated towel rail.



BEDROOM TWO (MIDDLE)

14' 2" x 12' 8" (4.33m x 3.87m)

with double door fitted cupboard flanking one side of the chimney breast which features fire setting and hearth, double glazed sash window to the rear of the property together with picture rail and radiator.

BEDROOM FIVE (FIRST FLOOR REAR)

13' 4" x 9' 10" (4.08m max into door recess reducing to 3.82m x 3m)

with window to the rear and single panel radiator.



REFITTED ANTIQUE STYLE FAMILY BATHROOM

has an antique style tub bath with mixer tap and handheld shower attachment, wash hand basin, and low-level WC, tiled floor with underfloor heating and large areas of tiling to the walls, heated towel rail, obscured double glazed window and wiring for two wall lights.

Staircase proceeds from the First Floor Landing up to the Second Floor Landing with access to under eaves storage, combi system boiler and double glazed Velux rooflights.

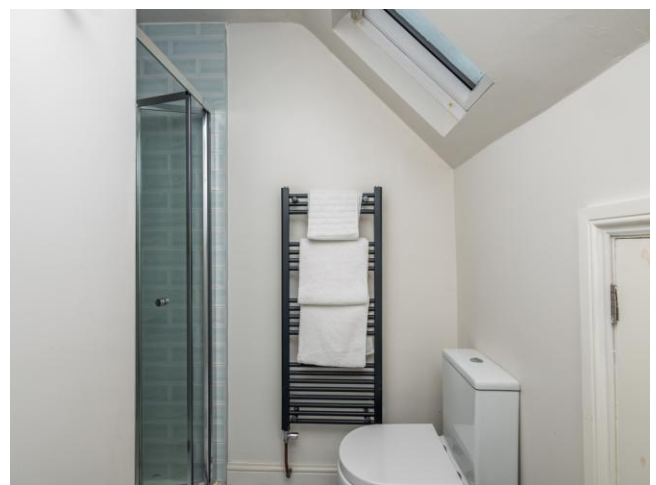
BEDROOM THREE (TOP FRONT)

15' 6" x 11' 5" (4.74m max x 3.50m max reducing to 2.54m)

These measurements are partly under the eaves with a glazed window to the front and radiator.

SECOND FLOOR REFITTED SHOWER ROOM

with low-level WC and wash hand basin, fully tiled shower cubicle with adjustable shower and further door opening to under eaves storage, shaver point and heated towel rail together with Keylite double glazed roof light.



BEDROOM FOUR (TOP REAR)

12' 6" x 9' 0" (3.83m x 2.76m partly under eaves)

with a glazed window to the rear and under eaves storage, single panel radiator and access to the roof space.

**OUTSIDE**

To the front of the property there is a fore garden with path leading to the front door.

To the rear of the property is a delightful garden, walled on all sides with large extended patio and steps leading down to lawn with perimeter borders and further patio at the base of the garden. Garden storage shed, two brick built garden stores and rear timber garden gate.

We believe all mains services are connected.

We believe the property to be freehold.

Council Tax Band E - Local Authority: Warwick District Council.

Viewings are strictly by prior appointment through the agents.