

**FOR SALE**



**Upper Cape, Warwick**  
**Offers Over £325,000**

  
**MARTIN & CO**



## Upper Cape, Warwick

Offers Over £325,000

- Four bedrooms
- Spacious living room
- Dining room
- Downstairs bathroom
- Upstairs shower room
- Private rear garden
- Convenient for schools, town & station
- No chain

A four bedroom end terrace house, perfectly located for local schools, shops and the town. On the ground floor there is a generous living room, separate dining room, kitchen and bathroom. On the first floor, the home accommodates four bedrooms along with a shower room. The property benefits from a private split level rear garden and is available with no chain.



HALLWAY 9' 7" x 3' 0" (2.92m x 0.91m)

LIVING ROOM 13' 11" x 11' 6" (4.24m x 3.51m)

DINING ROOM 11' 10" x 11' 9" (3.61m x 3.58m)

KITCHEN 11' 5" x 8' 10" (3.48m x 2.69m)

BATHROOM 8' 0" x 6' 7" (2.44m x 2.01m)

LANDING 11' 9" x 2' 6" (3.58m x 0.76m)

BEDROOM 11' 11" x 9' 3" (3.63m x 2.82m)

BEDROOM 11' 10" x 9' 5" (3.61m x 2.87m)

BEDROOM 8' 11" x 5' 5" (2.72m x 1.65m)

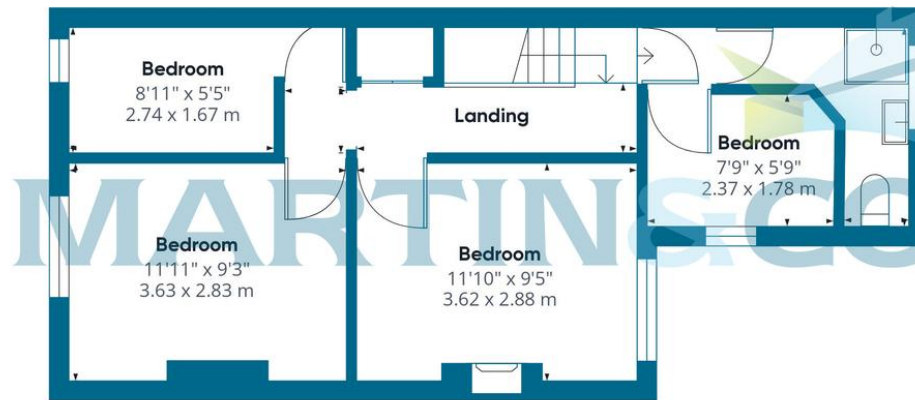
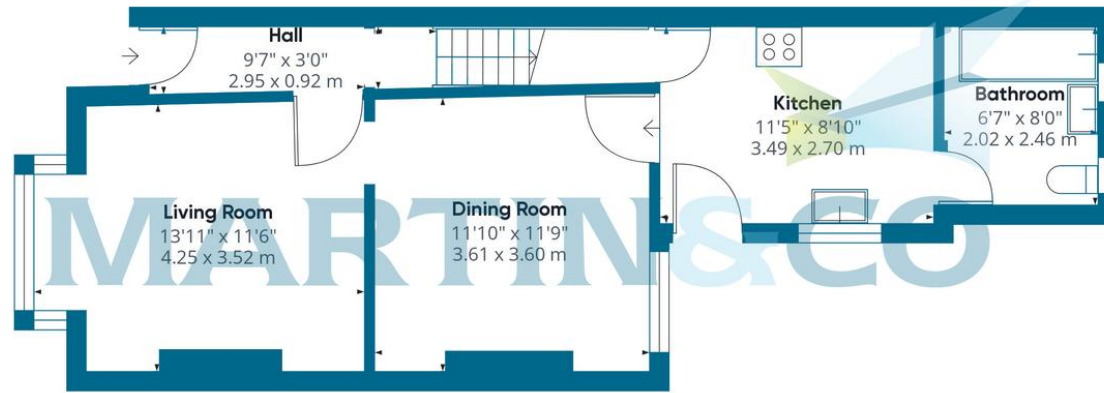
BEDROOM 7' 9" x 5' 9" (2.36m x 1.75m)

SHOWER ROOM 8' 9" x 2' 9" (2.67m x 0.84m)



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





Approximate total area

910.41 ft<sup>2</sup>

84.58 m<sup>2</sup>

## Martin & Co Leamington Spa

38 Hamilton Terrace • Holly Walk • Leamington Spa • CV32 4LY  
T: 01926 889 054 • E: leamingtonspa@martinco.com

# 01926 889 054

<http://www.martinco.com>

**MARTIN&CO**

**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.