



**3 Bedroom End Terraced House  
located in Coventry.**

**£200,000**

**UP Estates**





3



1



2



B



TBC



90 m2



## FULL DESCRIPTION

Here is a great opportunity to purchase an attractive three bedroom end terraced property which benefits from being well presented throughout and features a stunning lounge/diner, a driveway, a conservatory, a utility room and a downstairs w/c. In brief this property comprises; hall, lounge/diner, conservatory, kitchen, utility room and w/c to the ground floor. To the first floor there are bedrooms one, two and three as well as a modern family bathroom. Externally there is a driveway to the front of the property along with an enclosed garden situated to the rear aspect. Including central heating and double glazing throughout.

## HALL

A welcoming main entrance to the property having stairs ascending to the first floor and doors leading into the lounge/diner and kitchen. It also has a built in cupboard under the stairs and a double glazed window the front aspect.

## LOUNGE/DINER

**11' 5" x 24' 7" (3.5m x 7.5m)**

A stunning and elegant lounge/diner having a beautiful feature fireplace with a surround, coving and wall lights in the dining area. It also has two central heated radiators, a double glazed window to the front aspect and double glazed sliding doors which lead through into the conservatory.

## KITCHEN

**7' 6" x 10' 9" (2.3m x 3.3m)**

An attractive kitchen having matching wall and base mounted units with a roll top work surface over and a tiled splashback. Benefitting from a built in electric oven and an electric hob with an extractor over. Including a stainless steel sink and drainer with a mixer tap as well as space for appliances. It also has a double glazed window to the side aspect and another double glazed window which looks through into the utility room along with a door which leads into that utility room.

## Offers Over £200,000

- Well Presented Throughout
- End Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Driveway
- Utility Room
- WC



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#### **UTILITY ROOM**

**5' 2" x 9' 10" (1.6m x 3m)**

Having space and plumbing for a washing machine and dryer as well as having doors leading into the downstairs w/c, kitchen and leading out into the rear garden. There is also a built in cupboard, a double glazed window looking through to the kitchen and another double glazed window which looks to the rear aspect.

#### **WC**

Having a hand wash basin and a low level w/c.



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#### **CONSERVATORY**

**9' 2" x 9' 10" (2.8m x 3m)**

Having double glazed windows, a central heated radiator, double glazed sliding doors leading into the lounge/diner and French doors opening to the rear garden.

#### **LANDING**

With stairs rising from the ground floor, a double glazed window to the side aspect and doors leading to each bedroom as well as the family bathroom.



#### **BEDROOM ONE**

**10' 9" x 13' 1" (3.3m x 4m)**

Having a central heated radiator and a double glazed window to the front aspect.

#### **BEDROOM TWO**

**10' 9" x 10' 9" (3.3m x 3.3m)**

Having a central heated radiator and a double glazed window to the rear aspect.

#### **BATHROOM**

**5' 10" x 6' 2" (1.8m x 1.9m)**

A modern fully tiled bathroom having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window to the rear aspect.



#### **BEDROOM THREE**

**5' 10" x 7' 6" (1.8m x 2.3m)**

Having a central heated radiator and a double glazed window to the front aspect.

#### **REAR GARDEN**

A private and low maintenance rear garden with a paved seating area followed by a lawn with fencing along the boundaries.



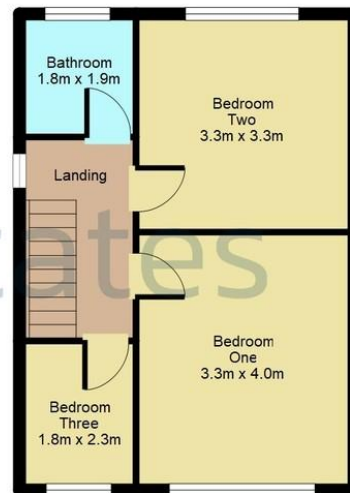
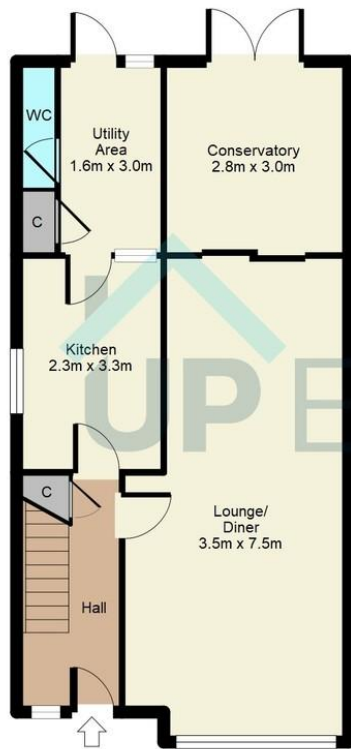




**Armstrong Road Coventry CV2 3AJ**



## FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.  
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APPROX GROSS INTERNAL FLOOR AREA: 90 sq. m

### CONTACT

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