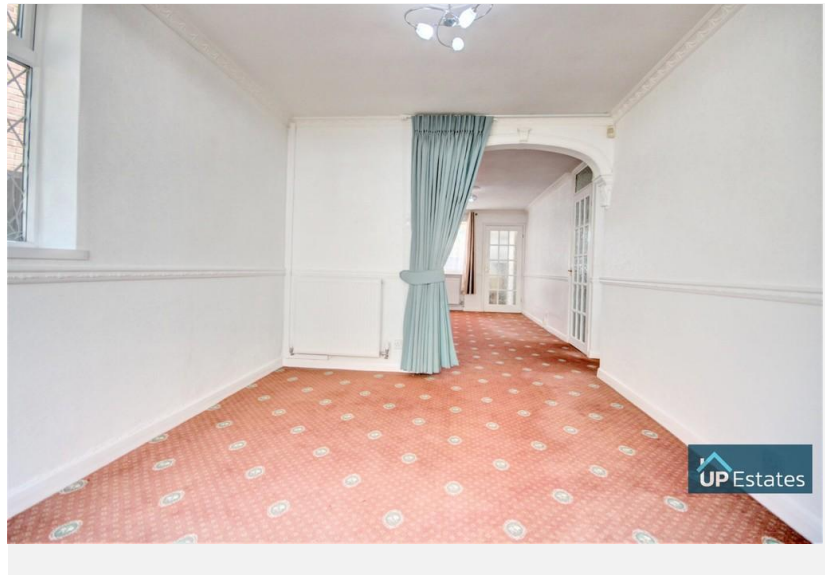




**3 Bedroom End Terraced House  
located in Finham.**

**£270,000 (Offers Over)**

**UP Estates**



3



1



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TBC



123 m<sup>2</sup>

### FULL DESCRIPTION

\*No Forward Chain\*Three Double Bedrooms\*Three Reception Rooms\* This deceptively spacious property in the sought after Finham area is now available for purchase! Boasting driveway, large garage, entrance hall, WC, family lounge, dining room, sun room, kitchen/breakfast room & wrap around private garden to the ground floor. The first floor benefits from three double bedrooms and family bathroom.

### FRONT ASPECT

Situated in a quiet cul de sac within the very sought after Finham Area is this deceptively spacious home. To the front there is a driveway, side access, garage and planted border.

### ENTRANCE HALL

With doors leading to WC, family lounge and garage.

### WC

Benefiting from a low level w/c, wash hand basin, double glazed window and central heated radiator.

### GARAGE

**8' 10" x 22' 9" (2.7m x 6.95m Max)**

Ample room for storage and a car, this garage benefits from having electric.

### FAMILY LOUNGE

**10' 4" x 17' 8" (3.15m x 5.4m)**

Double glazed window to the front aspect and central heated radiator.

### DINING ROOM

**9' 8" x 9' 9" (2.96m x 2.98m)**

Leading from the lounge through the an archway, includes a double glazed window and central heated radiator.

### SUN ROOM

**11' 7" x 7' 10" (3.54m x 2.4m)**

This extended part of the property has double glazed windows surrounding allowing plenty of natural light, doors leading to the garden, kitchen, and a central heated radiator.

## Offers Over £270,000

- No Forward Chain
- Sought After Finham Location
- Three Double Bedrooms
- Sunny, Private, Wrap Around Garden
- End Of Terrace
- Three Reception Rooms
- Large Garage & Driveway
- WC





#### **KITCHEN/BREAKFAST ROOM**

**9' 1" x 18' 7" (2.79m Max x 5.68m)**

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap. Electric hob, extractor, space for white goods and a breakfast table. There is a double glazed window to the rear aspect, central heated radiator and door leading to the sun room.

#### **BEDROOM ONE**

**8' 7" x 14' 6" (2.63m x 4.42m)**

A modern and spacious double bedroom with double glazed window and central heated radiator.

#### **BEDROOM TWO**

**10' 5" x 11' 3" (3.2m x 3.45m)**

A modern and spacious double bedroom with double glazed window and central heated radiator.

#### **BEDROOM THREE**

**8' 7" x 12' 9" (2.63m x 3.89m)**

A modern double bedroom with double glazed window, integrated wardrobe and central heated radiator.





### **FAMILY BATHROOM**

**7' 9" x 5' 4" (2.37m x 1.65m)**

Being partially tiled and having a panelled jacuzzi bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

### **REAR ASPECT**

A very private and sunny wrap around garden, partially paved and then lawn with fenced surroundings. There is also side access.





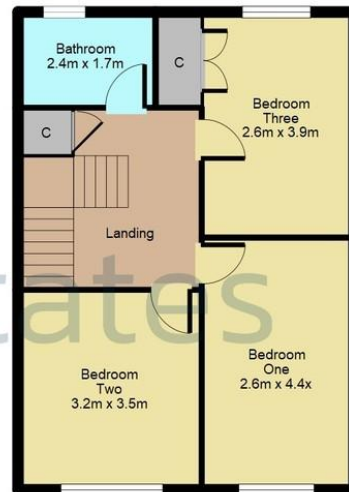
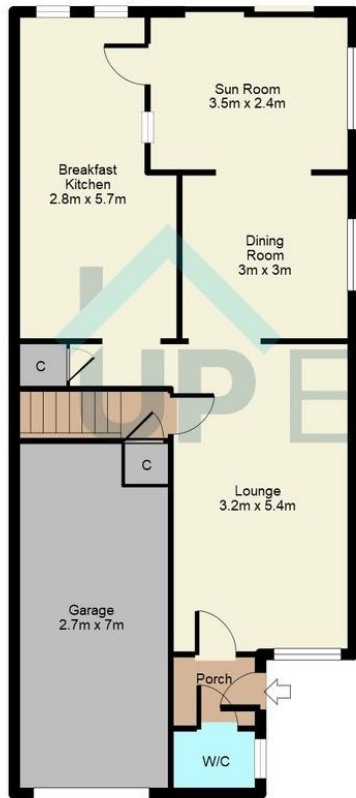


**Alfriston Road Finham CV3 6QD**





## FLOORPLAN



For illustrative purposes only. Measurements are approximate and not to scale.  
(c) Up Estates

APPROX GROSS INTERNAL FLOOR AREA: 123 sq. m

### CONTACT

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