



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

£200,000

UP Estates



FULL DESCRIPTION

****No Upward Chain**** Here we have an excellent opportunity to purchase a three bedroom end of terrace which is located in Coventry close to plenty of local amenities, and is full of potential! Offering a driveway and garage for off-road parking, and full central heating & double glazing throughout. In brief, this property comprises of; Porch, Hall, Lounge/Diner, Kitchen, Conservatory and W/C to the ground floor. On the first floor there are Three Bedrooms, the Shower Room, and access via a retractable ladder to the fully boarded loft which benefits from electrics and a sky light. To the exterior, there is a driveway to the front aspect and a hard-landscaped rear garden with access to the Garage. Viewing is strongly advised!



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96.4 sq.m

£200,000

- End of Terrace Property
- No Upward Chain
- Three Bedrooms
- Conservatory & W/C
- Driveway & Garage
- Full of Potential

PORCH

With a door leading into the Hall.

HALLWAY

With stairs ascending to the first floor and doors leading to the Lounge/ Diner and Kitchen.

LOUNGE DINER

26' 10" x 11' 4" (8.18m x 3.47m)

Having a double glazed bay window to the front aspect, a feature fire place with electric fire, central heated radiator and French Doors leading to the Conservatory.

CONSERVATORY

11' 0" x 11' 5" (3.36m x 3.5m)

Having double glazed windows to the side and rear aspects overlooking the garden, velux skylight, central heated radiator and doors leading to the Garden, downstairs W/C and Kitchen.

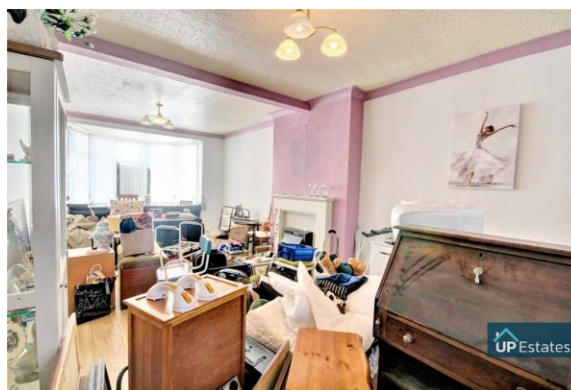
DOWNSTAIRS WC

Having low level W/C and window.

KITCHEN

5' 10" x 14' 8" (1.79m x 4.48m)

Including a matching range of wall and base mounted units with roll top work surfaces, a stainless steel sink with drainer and integrated electric hob and oven, skylight and double glazed window overlooking the Garden.



LANDING

With stairs rising from the ground floor and doors leading to the Bedrooms and Shower Room.

BEDROOM ONE

10' 2" x 14' 1" (3.1m x 4.3m)

Having a central heated radiator and double glazed bay window to the front aspect and benefiting from fitted wardrobes to the back wall.

BEDROOM TWO

10' 11" x 10' 7" (3.33m x 3.25m)

With double glazed window to the rear aspect, central heated radiator and fitted cupboards.

BEDROOM THREE

6' 6" x 7' 6" (1.99m x 2.3m)

With double glazed window looking out to the front and central heated radiator





SHOWER ROOM

6' 2" x 5' 5" (1.88m x 1.66m)

Fully tiled and benefiting from low level W/C, pedestal wash basin, central heated towel rail and double glazed window.

GARDEN

A largely paved patio area with planted beds to one side and access to the Garage.

GARAGE

Single Garage situated to the rear of the property.

DISCLAIMER

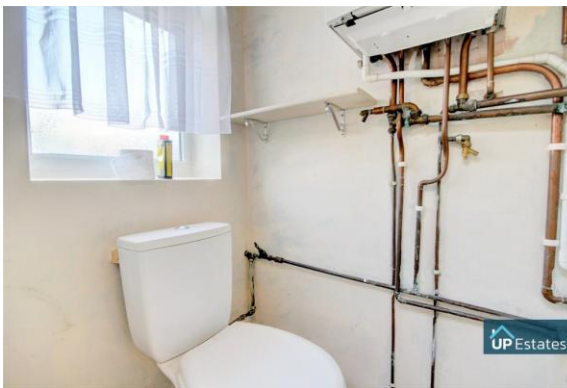
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



FLOORPLAN



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

Approx Internal Floor Area: 96.4 sq.m

CONTACT

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