



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

£240,000

UP Estates



3



1



1



C



£240,000

- Immaculately Presented Throughout
- Three Bedroom End Terrace
- Two Allocated Parking Spaces
- Downstairs WC & Bathroom
- Beautiful Rear Garden
- Open Plan Lounge/Diner



FULL DESCRIPTION

****Three Bedrooms**Two Parking Spaces**** This stunning three bedroom property is now available for purchase! Boasting entrance hall, kitchen with a range of integral appliances, WC, lounge/diner, beautifully presented garden with rear access to two parking spaces all to the ground floor. On the first floor there are three bedrooms and the main bathroom. Viewing is essential to appreciate the quality of this home!

HALL

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

W/C

A low level W/C and pedestal wash basin with a double glazed opaque window facing the front aspect of the property.

KITCHEN

7' 2" x 9' 10" (2.19m x 3m)

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. Integrated appliances include oven with hob.

LOUNGE/DINER

15' 8" x 13' 10" (4.8m x 4.24m)

A spacious living area with laminated hardwood flooring throughout, central heated radiator and a double glazed french doors exiting to the rear garden.

LANDING

With stairs rising from the ground floor and doors leading to accommodation.

BEDROOM ONE

Double bedroom having a central heated radiator and double glazed windows to the front aspect.



BEDROOM TWO

Single bedroom having a central heated radiator and double glazed window to the rear aspect.

BEDROOM THREE

Single bedroom having a central heated radiator and double glazed window to the rear aspect.

BATHROOM

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

GARDEN

Stunning landscaped private rear garden with a paved area followed by a artificial lawn and more paving suitable for a seating area with fencing along the boundaries.





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.

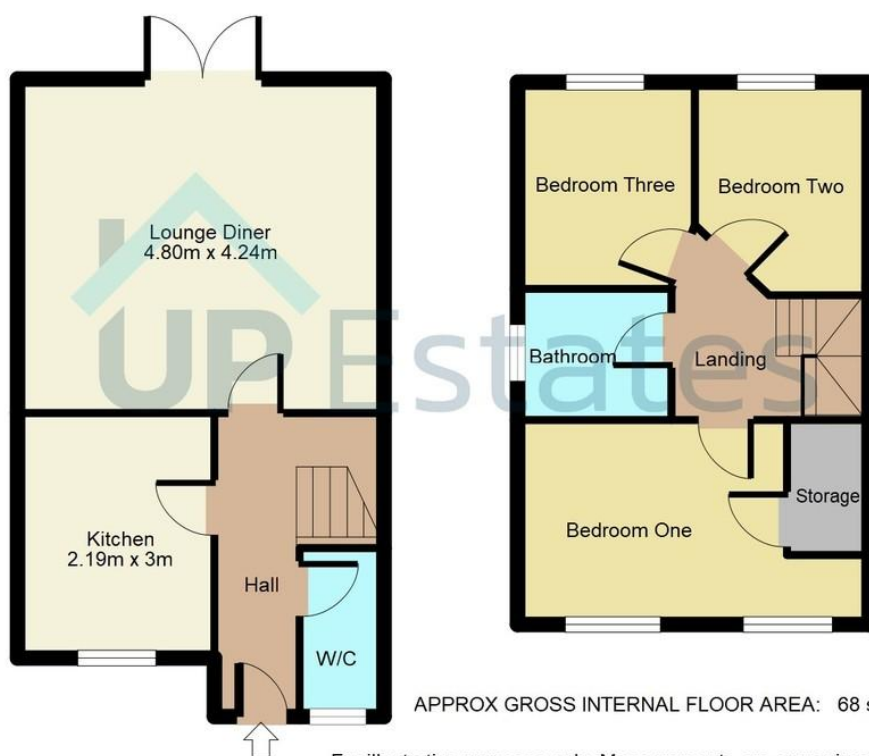
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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





Bardley Drive Coventry CV6 3LD



APPROX GROSS INTERNAL FLOOR AREA: 68 sq. m / 728 sq. ft

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

CONTACT

Up Estates, 6 Orchard Court, Binley Business Park, Coventry,
Warwickshire, CV3 2TQ
E enquiries@upestates.co.uk www.up-estates.co.uk

T 024 7771 0780

UPEstates