



**3 Bedroom End Terraced House
located on The Martyrs.**

£275,000

UP Estates



3



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63



93.4sq. m

FULL DESCRIPTION

****Extended End Terraced Home**Gym/Office To Rear**Sought After Cheylesmore Location** This is a great opportunity to purchase a three bedroom end of terrace home on a popular close in Cheylesmore. With a range of amenities within walking distance and ideally situated for access to the city centre/train station. The home briefly comprises; front garden, entrance hall, living room, kitchen breakfast room, conservatory, lovely rear garden & gym/office room to the rear on the ground floor. To the first floor are three bedrooms and the family bathroom.**

HALL

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

LOUNGE

12' 0" x 15' 3" (3.68m x 4.67m)

Spacious reception room having a central heated radiator, a double glazed bay window and access to the kitchen.

KITCHEN

15' 3" x 11' 5" (4.65m x 3.49m)

A bright, modern Kitchen 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, Spotlights, cupboard/pantry, access to the conservatory, integrated oven with hob and extractor with plenty of space for alternative appliances.

CONSERVATORY

15' 3" x 8' 2" (4.65m x 2.5m)

Reception room having double glazed windows and doors opening to the rear garden.

LANDING

With stairs rising from the ground floor and doors leading to bedrooms and family bathroom.

£275,000

- Two/Three Reception Rooms
- End Of Terrace
- Sought After Cheylesmore

Location

- Three Bedrooms
- Within Walking Distance To Amenities & Easy Access To City Centre

- Call Now To View!



BEDROOM ONE

9' 6" x 12' 1" (2.9m x 3.7m)

A double bedroom having a central heated radiator and double glazed bay window to the front aspect.

BEDROOM TWO

8' 4" x 12' 0" (2.56m x 3.68m)

A double bedroom having a central heated radiator, built in wardrobes and double glazed bay window to the rear aspect.

BEDROOM THREE

5' 4" x 7' 8" (1.64m x 2.34m)

a single bedroom having a central heated radiator and double glazed window to the front aspect.

BATHROOM

5' 3" x 7' 3" (1.62m x 2.23m)

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





GARDEN

A private rear garden with a paved seating area followed by a lawn, access to the garage with fencing along the boundaries.

GARAGE

12' 1" x 9' 6" (3.7m x 2.9m)

Having power and lighting, double glazed window and an up-and-over door.



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.



The Martyrs Close Coventry CV3 5FL

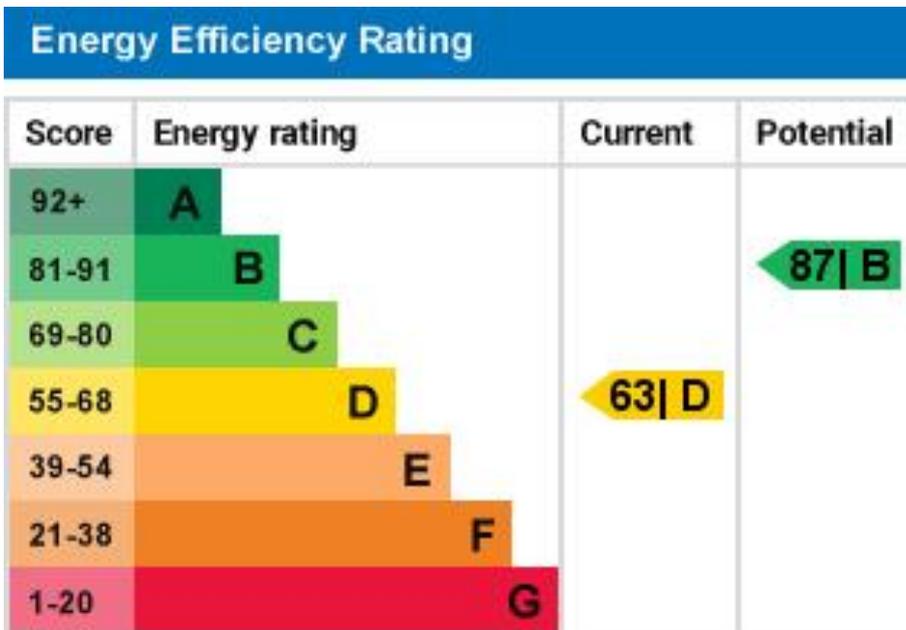


FLOORPLAN



Total Area: 93.4 m² ... 1005 ft²

All measurements are approximate and for display purposes only



CONTACT

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