



**3 Bedroom End Terraced House
located on Kingfield Road.**

£193,000

UP Estates



3



1



1



A



D



68sq. m

FULL DESCRIPTION

****NO CHAIN**** ****Three Bedroom End of Terrace - Driveway - Two Reception Rooms**** This End of Terrace property is in great condition and is located in Coventry just a short distance from the city centre. Benefitting from full central heating & double glazing throughout, this home would make an ideal purchase for both First Time Buyers or Investors. Briefly this property comprises of; Hall, Lounge, Dining Room & Kitchen to the ground floor. On the first floor there are Three Bedrooms and the Family Bathroom. Externally there is a driveway to the front aspect for off-road parking, and an enclosed garden to the rear with a lawn. Call now to view!

HALL

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

LOUNGE

12' 3" x 11' 1" (3.74m x 3.38m)

Having a central heated radiator, double glazed bay window to the front aspect and a door leading into the Dining Room.

DINING ROOM

12' 8" x 10' 2" (3.88m x 3.11m)

Having space for a dining table, a central heated radiator, double glazed window to the rear aspect and a door leading into the Kitchen.

KITCHEN

8' 2" x 8' 6" (2.49m x 2.60m)

Including a matching range of wall and base mounted units with roll top work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, electric hob with an extractor fan over and oven below, and space for appliances. There are double glazed windows to the rear & side aspects and a door leading to the garden.

£193,000

- NO CHAIN
- End of Terrace
- Two Reception Rooms
- Driveway & Parking
- Enclosed Rear Garden
- Ideal First Time Purchase or

Investment



LANDING

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

BEDROOM ONE

9' 6" x 9' 3" (2.92m x 2.84m)

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

BEDROOM TWO

9' 3" x 10' 11" (2.83m x 3.34m)

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



BEDROOM THREE

6' 0" x 13' 10" (1.85m x 4.23m)

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



BATHROOM

7' 8" x 4' 11" (2.34m x 1.5m)

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 window.

FRONT ASPECT

Offering a driveway for parking.

REAR GARDEN

An enclosed rear garden with a patio followed by a lawn 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.



FLOORPLAN



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

Approx Internal Floor Area: 68 sq.m

Kingfield Road, Coventry

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

UP Estates