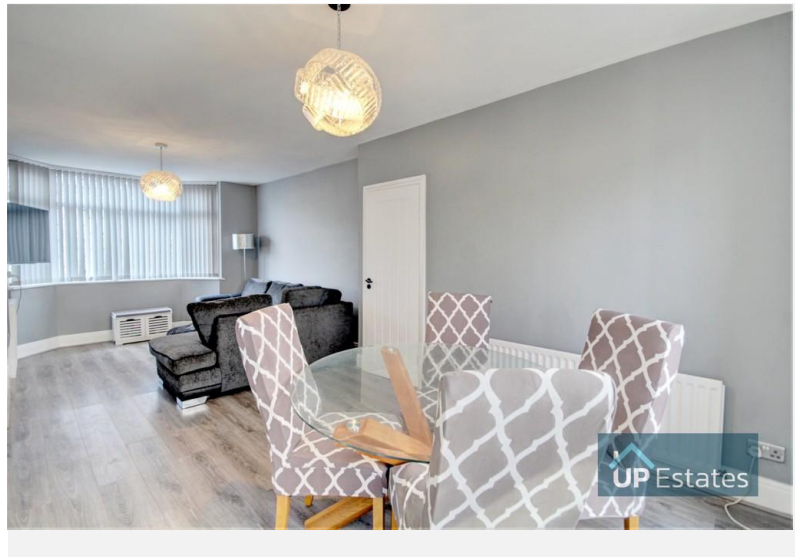




**3 Bedroom Mid Terraced House  
located on Glencoe Road.**

**£230,000**

**UP Estates**



**\*\*NO CHAIN\*\*DOUBLE GATES LEAVING TO GARAGE\*\*BEAUTIFUL LARGE GARDEN\*\*THREE BEDROOMS\*\*KITCHEN BREAKFAST ROOM\*\*OPEN PLAN LOUNGE DINER\*\* A fantastic opportunity to purchase a three bedroom home with no forward chain, sizeable garden & detached garage! This home very briefly comprises; porch, entrance hall, kitchen breakfast room, lounge diner, impressive rear garden with gated access to the detached garage with double gates to the ground floor. On the first floor there are two double bedrooms, the single bedroom and the family bathroom.**



3



1



1



B



D



#### FRONT ASPECT

An attractive, traditional bay fronted home with walled boundary, gated pathway leading to porch.

#### PORCH

With double glazed windows and door leading into entrance hall.

#### ENTRANCE HALL

A welcoming entrance hall with doors leading to the lounge diner, kitchen breakfast room and stairs ascending to the first floor.

#### LOUNGE DINER

**11' 1" x 23' 1" (3.40m x 7.06m)**

A lovely lounge diner with double glazed bay window to the front aspect, feature fireplace, central heated radiator and doors leading to the rear aspect.

#### KITCHEN BREAKFAST ROOM

A modern kitchen breakfast room with a matching range of wall and base mounted units, stainless steel sink with drainer and mixer tap, extractor fan and space for alternative appliances. This room has a breakfast bar, wall mounted central heated radiator, double glazed windows and door to the rear aspect.

#### REAR ASPECT

An impressive garden initially paved followed by artificial lawn with fenced boundary & gate leading to the detached garage.

## Offers In Region Of £230,000

- NO FORWARD CHAIN
- DOUBLE GATES LEADING TO GARAGE
- LARGE PRIVATE GARDEN
- MODERN KITCHEN BREAKFAST ROOM
- LOUNGE DINER
- THREE BEDROOMS
- COUNCIL TAX BAND B
- CALL NOW TO VIEW!





UP Estates



UP Estates

**DETACHED GARAGE**

A single garage with electric, double glazed window, door to the rear, up and over door to the frontage followed by pavement and double gates.

**BEDROOM ONE**

**12' 0" x 10' 0" (3.66m x 3.06m)**

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

**BEDROOM TWO**

**12' 0" x 10' 0" (3.66m x 3.06m)**

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

**BEDROOM THREE**

**6' 0" x 6' 11" (1.84m x 2.12m)**

A single bedroom with central heated radiator and double glazed window to the front aspect.

**BATHROOM**

**6' 0" x 5' 10" (1.84m x 1.78m)**

A modern bathroom being fully tiled and having panelled bath with shower over, low level WC, hand wash basin and double glazed opaque window.



UP Estates



## DISCLAIMER

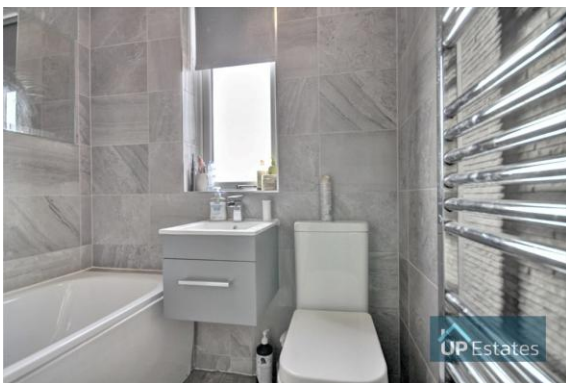
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.



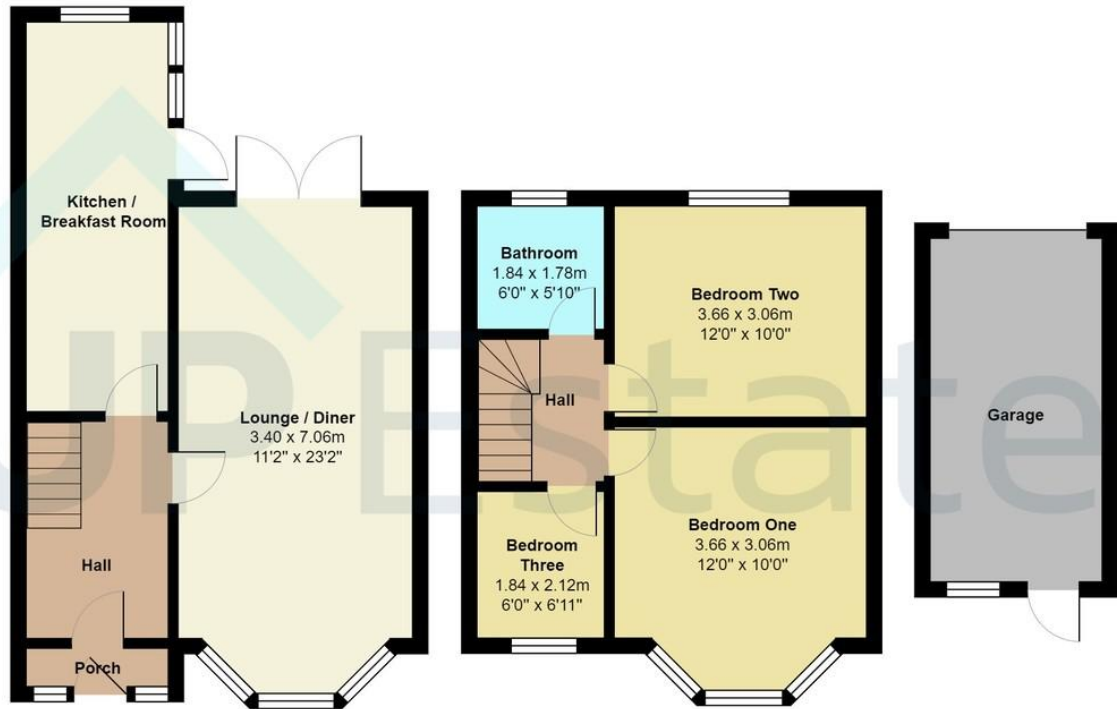




Glencoe Road Coventry CV3 1GL



## FLOORPLAN



Total Area: 93.1 m<sup>2</sup> ... 1002 ft<sup>2</sup>

All measurements are approximate and for display purposes only

%epcGraph\_c\_1\_455%

### CONTACT

Up Estates, 6 Orchard Court, Binley Business Park, Coventry,  
Warwickshire, CV3 2TQ

E [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk) [www.up-estates.co.uk](http://www.up-estates.co.uk)

T 024 7771 0780

 UP Estates