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- End Terraced Property
- Two Bedrooms
- Corner Plot

- Recently Re-Decorated
- Double Gate Car Access
- Cul-de-sac



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**\*\*NO CHAIN\*\*** Here we have a fantastic opportunity to purchase a two bedroom, end terraced, freehold property built 21 years ago, which is situated on a corner plot in a quiet cul-de-sac in Coventry with nearby schools, shops, and good access to the A45/A46. There are also good bus routes to the University Hospital, Coventry City Centre, Warwick University and Coventry University. This property has been recently re-decorated, has had new carpets fitted, has an alarm system fitted, has central heating via combi boiler system (approx. 2 years old) and double glazing throughout and also offers a no chain sale. In brief, the property comprises; porch, lounge and kitchen/diner to the ground floor. To the first floor there are two good-sized bedrooms and the bathroom. Externally there is a private rear garden with double gates for vehicular access for off-road parking.

**PORCH** With a central heated radiator and a door leading to the lounge/diner.

**LOUNGE** 13' 10" x 12' 9" (4.22m x 3.91m) Having stairs ascending to the first floor, a storage cupboard beneath the stairs, a double glazed window to the front aspect, a central heated radiator, coving, and a door leading to the kitchen/diner.



**KITCHEN/DINER** 12' 9" x 8' 9" (3.91m x 2.69m) Including wall and base mounted units with work surfaces over, a four ring electric hob with tiled splash back, an extractor fan over, electric oven, and a sink with drainer and mixer tap. Also with a central heated radiator, a double glazed window to the rear aspect and patio doors leading out into the rear garden.



**LANDING** With stairs rising from the ground floor, and doors leading to the bedrooms and bathroom.

**BEDROOM ONE** 12' 11" x 10' 3" (3.95m x 3.14m) A double bedroom with a central heated radiator, access to the built-in airing cupboard and a double glazed window to the front aspect.





**BEDROOM TWO** 7' 2" x 11' 0" (2.2m x 3.36m) Having a central heated radiator and a double glazed window to the rear aspect.



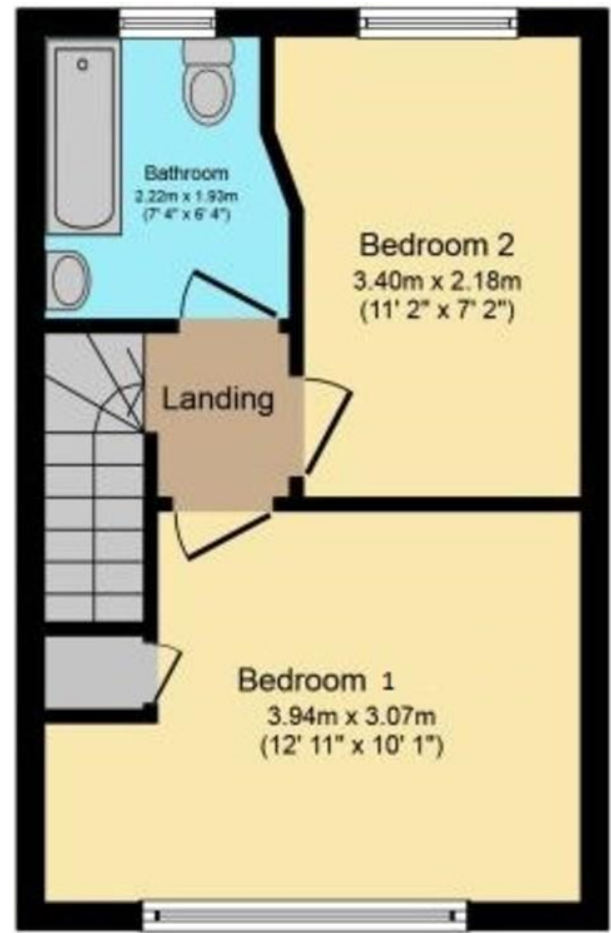
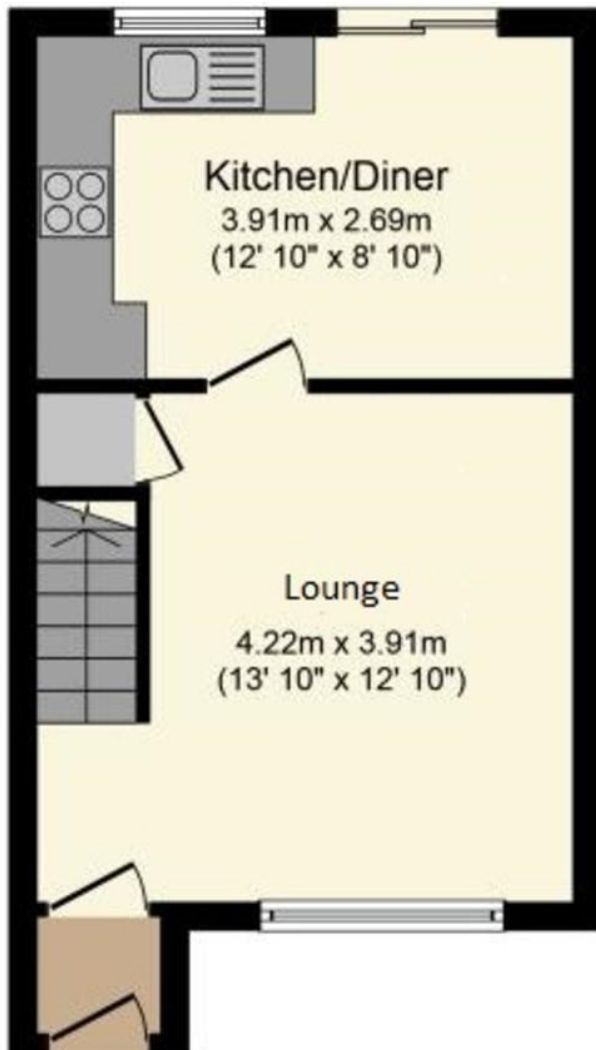
**GARDEN** A private, low maintenance rear garden providing gated off-road parking, and two sheds for storage.



**BATHROOM** 6' 5" x 8' 2" (1.96m x 2.5m) A partially tiled bathroom with a bathtub with shower over, low level W/C, pedestal wash basin, central heated radiator and double glazed window to the rear aspect.



**FRONT ASPECT** A well-presented front aspect with a front lawn and vehicular access to the rear for parking.



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- 2: These particulars do not constitute part or all of an offer or contract.
- 3: All measurements have been taken as a guide to prospective buyers only, and are not precise.
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- 6: Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.