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- Detached Property
- Three Bedrooms, One with En-suite
- Conservatory & Spacious Lounge

- Utility Room & Downstairs W/C
- Enclosed Rear Garden
- Sizeable Driveway & Integral



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Up Estates is pleased to bring to the market this three bedroom detached property which offers spacious accommodation and off-road parking. Located in Longford in Coventry close to local amenities and good road links. The property itself benefits from a spacious Lounge with a fireplace, downstairs W/C and an En-suite, a Utility Room, and full central heating and double glazing throughout. Briefly comprising; Hall, W/C, Lounge, Kitchen/Diner, Utility Room and Conservatory to the ground floor. On the first floor there are Three Bedrooms -

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

W/C With a hand wash basin and a low level W/C.

LOUNGE 12' 5" x 16' 11" (3.81m x 5.18m) A good-sized Lounge with two double glazed windows to the front and side aspects, a feature fireplace and a central heated radiator.



KITCHEN/DINER 9' 10" x 16' 11" (3.00m x 5.18m) A social Kitchen/Diner benefitting from a central heated radiator, space for a dining table, and French doors leading into the Conservatory. The Kitchen includes a matching range of wall and base mounted units with roll top work surfaces over, tiled splash back, a sink with drainer and mixer tap, gas hob with an extractor fan over and oven below, and a double glazed window overlooking the Conservatory.



CONSERVATORY 16' 0" x 9' 10" (4.89m x 3.00m MAX) Having double glazed windows, a central heated radiator, French doors leading out into the rear garden and a door accessing the Garage.



UTILITY ROOM 5' 8" x 5' 8" (1.73m x 1.75m) Having wall and base mounted units, with stainless steel sink with drainer and mixer tap, space and plumbing for washing machine, central heated radiator and access to the boiler. There is a door leading out into the garden.



LANDING With stairs rising from the ground floor, access to a storage cupboard and doors leading to accommodation.

BEDROOM ONE 10' 7" x 13' 1" (3.25m x 3.99m) A double bedroom having a central heated radiator, a double glazed window to the front aspect and a fitted wardrobe. There is a door leading into the En-suite.



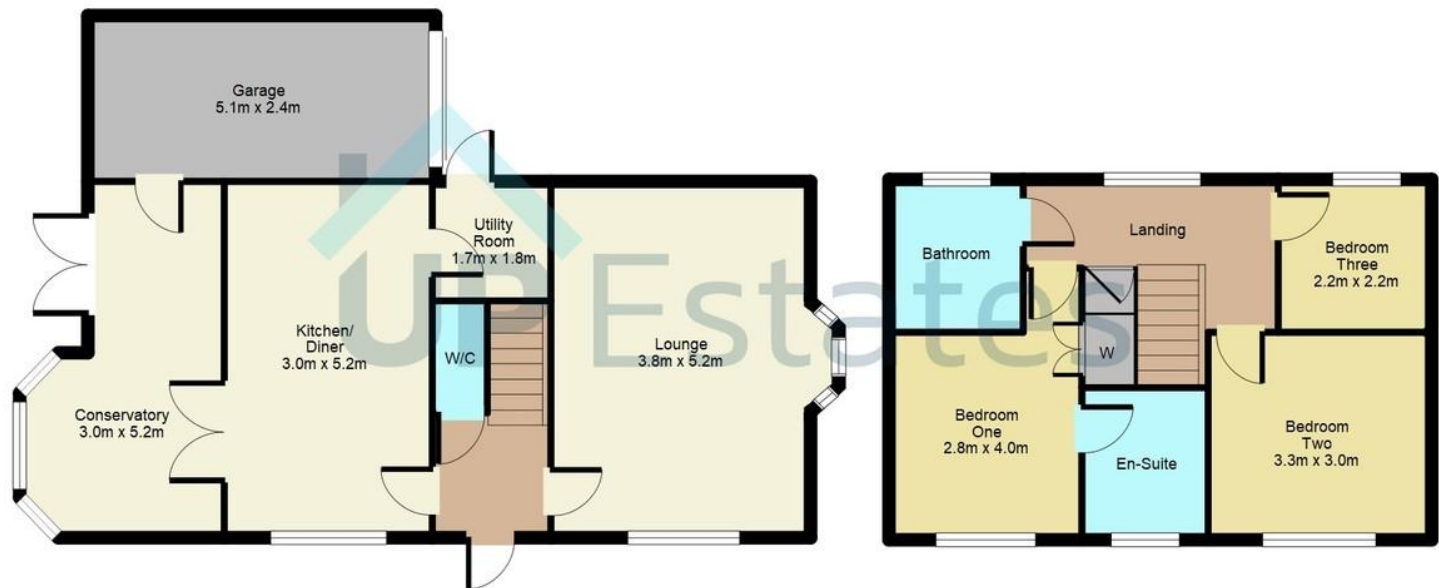
ENSUITE Benefiting from a tiled shower cubicle, low level W/C, vanity wash basin, central heated radiator and opaque double glazed window.



BEDROOM TWO 10' 9" x 10' 0" (3.28m x 3.05m) Another double bedroom having a central heated radiator and double glazed window to the front aspect.



BEDROOM THREE 7' 4" x 6' 7" (2.24m x 2.03m)



For illustrative purposes only. Measurements are approximate and not to scale.
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APPROX GROSS INTERNAL FLOOR AREA: 113 sq. m

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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.