

**2 Bedroom Semi-Detached House  
located in Coventry.**

**£180,000**

**UP Estates**



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64 m<sup>2</sup>



## FULL DESCRIPTION

Up Estates are proud to market this modern and well maintained two bedroom semi-detached home with large garage and driveway. There is an open plan kitchen/diner and unique conservatory extension used as living area. Two bedrooms upstairs and family bathroom. The property benefits from a new boiler less than a year old and is double glazed throughout. The property is located within a quiet cul-de-sac.

## HALL

With stairs ascending to the first floor and a door leading to the Kitchen/Diner.

## KITCHEN/DINER

**9' 8" x 20' 0" (2.95m x 6.12m)**

A fantastic, modern Kitchen/Diner with space for a dining table, a double glazed bay window to the front aspect, central heated radiator and doors leading to the Garage and into the Conservatory. The kitchen includes a matching range of wall and base mounted units with work surfaces over, a sink with drainer and mixer tap, space for a range-style cooker with an extractor fan over, and space for a washing machine, American-style fridge-freezer and further appliances.

## CONSERVATORY

**18' 2" x 9' 6" (5.56m x 2.9m)**

A stunning conservatory providing superb living space with double glazed windows and doors leading out into the rear garden.

## Offers Over £180,000

- Garage & Driveway
- New Boiler
- Spacious Kitchen/Diner
- Well Maintained Garden
- Gas Central Heating
- Semi-Detached





#### **LANDING**

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

#### **BEDROOM ONE**

**9' 6" x 12' 11" (2.9m x 3.95m)**

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

#### **BEDROOM TWO**

**6' 5" x 11' 0" (1.97m x 3.37m)**

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



#### **BATHROOM**

**5' 1" x 6' 3" (1.55m x 1.93m)**

A tiled family bathroom 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 and access to the Garage.

#### **GARAGE**

**9' 11" x 20' 10" (3.04m x 6.37m)**

An integral Garage with power & lighting and an up-and-over door.

#### **GARDEN**

An enclosed, hard-landscaped rear garden with fencing along the boundaries.



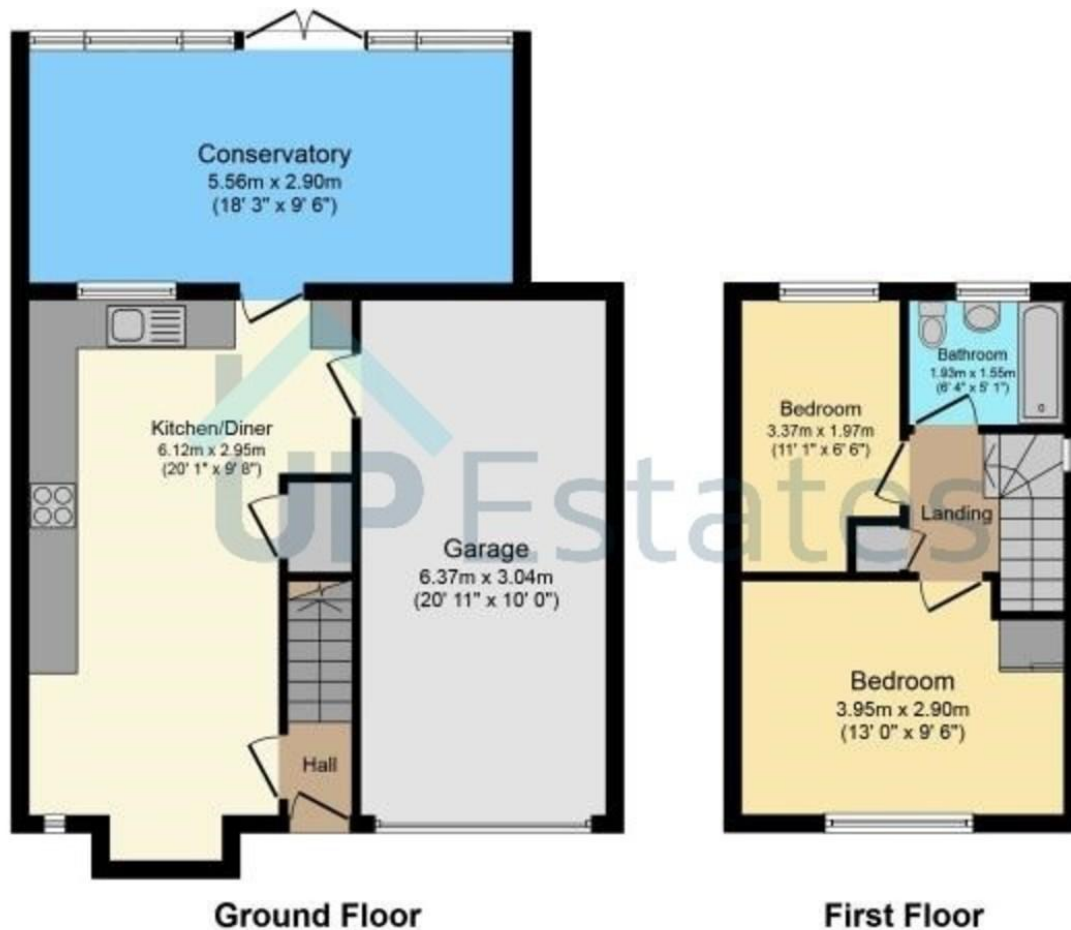




**Ashcombe Drive Coventry CV4 9XD**



## FLOORPLAN



Total floor area 63.8 sq. m. (687 sq. ft.) approx

## CONTACT

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