



3 Bedroom House - Semi-Detached
located on Niagara Close, Coventry
Offers Over £300,000

UP Estates



****NO CHAIN!!**GREAT REAR GARDEN**DOUBLE FRONTED FAMILY HOME**DRIVEWAY & GARAGE** This beautifully presented home has so much to offer and viewing is essential! Briefly comprising; driveway, garage, entrance hall, kitchen diner, family living room WC and good sized private rear garden to the ground floor. On the first floor are three good sized bedrooms, bedroom one boasting ensuite shower room and finally the family bathroom.**

Hall

Inviting hall with ceiling spotlights, stairs ascending to the first floor and doors leading to the Living Room, Kitchen/ Diner and access to the cloakroom

Kitchen/ Diner

8'6" x 14'11"

Modern Kitchen with ceiling spotlights, including a matching range of wall and base mounted units with roll top work surfaces over, a 1.5 stainless steel sink with drainer and mixer tap, integrated oven, hob and extractor fan, space and plumbing for additional appliances and having a double glazed window to the rear aspect. Benefiting from a dining area with a central heated radiator and a double glazed window to the front aspect of the property.

Living Room

10'5" x 14'11"

Bright well presented living room with double french doors, a double glazed window to the rear and a double glazed window to the front aspect all allowing plentiful natural light,, Also having two central heated radiators, one to the front and one to the rear.

Cloakroom

Benefiting from a low level w/c, wash hand basin and a central heated radiator.

**Offers Over
£300,000**

- NO CHAIN !!!
- WC, ENSUITE & BATHROOM
- SPACIOUS PRIVATE GARDEN
- DRIVEWAY AND GARAGE
- SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT





Landing

With stairs rising from the ground floor, access to an AC which also provides storage and doors leading to accommodation.

Bedroom One

10'5" x 9'1"

Double bedroom boasting an ensuite, having built in wardrobes, central heated radiator and a double glazed window to the rear aspect.

Ensuite

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated radiator and opaque double glazed window to the front aspect.



Bedroom Two

8'5" x 8'1"

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



Bedroom Three

8'5" x 6'3"

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

Bathroom

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 opaque window to the front aspect.

Rear Garden

A great rear garden with a paved seating area followed by a lawn with fencing along the boundaries. Garden gate providing access to the driveway and garage.



Garage

8'10" x 16'9"

Detached garage having power and lighting with an up-and-over door, located to the side rear aspect of the property.

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 contact 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.



Niagara Close, Coventry





Total Area: 87.1 m² ... 938 ft² (excluding wc, storage)

All measurements are approximate and for display purposes only

CONTACT

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