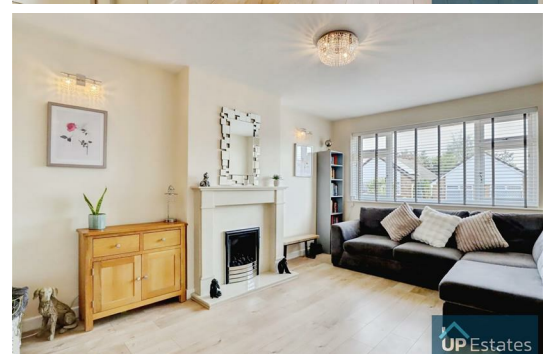
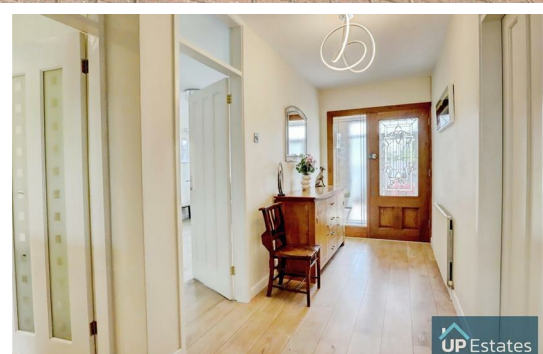




**2 Bedroom Bungalow - Semi  
Detached**  
**located on Flude Road, Coventry**  
**£300,000**

**UP Estates**



£300,000

- SPACIOUS SEMI DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- TWO DOUBLE BEDROOMS
- REFITTED BATHROOM
- STUNNING SOUTH WEST REAR GARDEN
- BACKING ONTO FIELDS
- OPEN PLAN KITCHEN DINER
- DRIVEWAY PARKING & CAR PORT WITH GARAGE DOOR
- RECEPTION HALLWAY & SEPERATE PORCH
- COUNCIL TAX BAND B

JUST LOOK AT THOSE GARDEN VIEWS! Rare chance to buy a bungalow that is all done up and ready to move into! \*\*OPEN PLAN KITCHEN DINER - TWO BEDROOMS - LANDSCAPED REAR GARDEN - REFITTED BATHROOM - SECURE CAR PORT WITH FRONT AND SIDE ACCESS\*\* Located on this quiet road, in the popular Ash Green area of Coventry, is this bungalow which offers lots of pragmatic and practical space, including a useful car port with garage door access from the front, rear garden backing onto open green field views, and spacious, wide internal rooms within. CHECK OUT THE FLOOPLRAN to appreciate the layout and sizing of accommodation on offer. Give us a call today to arrange your viewing!

### IMPORTANT NOTE TO PURCHASERS

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



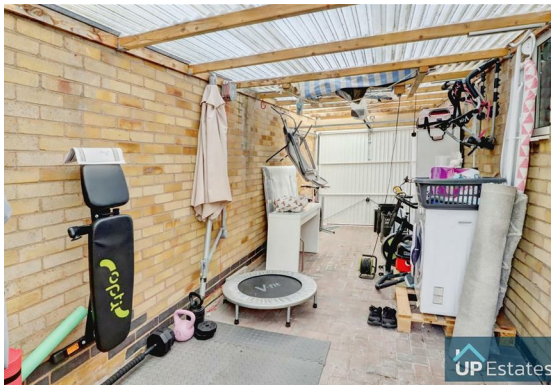


vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.





Flude Road, Ash Green, Coventry





Total Area: 93.0 m<sup>2</sup> ... 1001 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

 **UP** Estates