



**3 Bedroom House - Semi-Detached**  
**located on Court Leet, Binley**  
**Woods**  
**Offers In Excess Of £245,000**

 **UP Estates**



**\*\*NO CHAIN - THREE BEDROOMS - EASY ACCESS TO WOODLAND\*\*** Here is fantastic opportunity to purchase a three bedroom, semi detached property IN NEED OF MODERNISATION which is located in the sought after area of Binley Woods. This property is also close to local amenities and great transport links such as the A46. In brief this property comprises; an entrance hall, through lounge dining room, dual aspect windows and stairs rising to the first floor, separate kitchen and utility/store room suitable for conversion, ground floor WC and conservatory with doors out to the rear garden. Externally, there is a good-sized driveway to the front of the property along a private garden. The property offers great potential for extension and improvement subject to planning and consents. Council Tax TBC with Rugby Burrough Council.

#### FRONT ASPECT

Three bed semi detached home offering a single garage and a drive

#### HALL

Having an integrated cloakroom and doors leading to the Lounge/Diner and Kitchen

#### LOUNGE/DINER

14'0" x 24'11"

Having a centred fireplace, a double glazed window, and stairs ascending to the first floor

#### KITCHEN

13'5" x 9'8"

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with a mixer tap,

#### UTILITY ROOM

Offers space for plumbing for a washing machine/dryer

#### GARAGE

8'6" x 14'2"

Having an up-and-over door

Offers In Excess Of  
£245,000

- NO CHAIN
- CONSERVATORY
- INTEGRAL GARAGE
- FRONT & REAR GARDEN
- UTILITY/STORE ROOM
- DUAL ASPECT LOUNGE





**CONSERVATORY**

14'10" x 7'5"

Having double glazed windows, space for furnishings and doors opening to the rear garden.

**GARDEN**

A private rear garden with a paved seating area with fencing along the boundaries.

**BEDROOM ONE**

14'0" x 9'8"

Spacious main bedroom having a double glazed window to the rear aspect.



**BEDROOM TWO**

14'0" x 10'2"

Great sized second bedroom having a double glazed window to the front aspect.

**BEDROOM THREE**

7'2" x 6'6"

Sizable third bedroom having a double glazed window.

**BATHROOM**



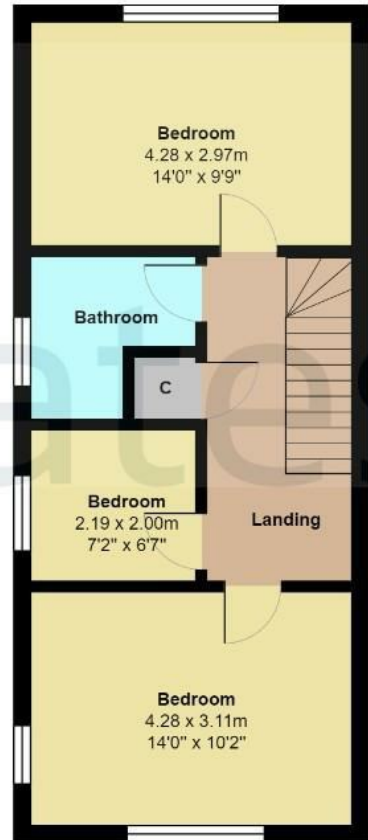
Being fully tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, and a double glazed opaque window.





Court Leet, Binley Woods





Total Area: 107.7 m<sup>2</sup> ... 1159 ft<sup>2</sup> (excluding conservatory)

All measurements are approximate and for display purposes only

## CONTACT

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