



**3 Bedroom House - End Terrace**  
**located on Hallams Close, Coventry**  
**£260,000**

**UP Estates**



NO UPWARD CHAIN is offered on this three bedroom, end terrace property which is located in the highly sought after village of Brandon. The property must be viewed to appreciate and does require some modernisation but would make a fantastic home having the benefit of a good sized lounge and a conservatory. In brief the property comprises; Entrance Hallway, W/C, Through Lounge, Kitchen/ Diner and a Conservatory to the Ground Floor. To the first floor there are Three Bedrooms and a Family Bathroom. Externally there is a garden to the rear and to the rear of the property there are two allocated parking spaces.

#### Front Approach

Having a pathway leading up to the front door and borders to the side. There is also allocated parking for the property.

#### Hall

The main entrance to the property having a door leading in from the front aspect, another door leading through into the downstairs w/c and a door leading into the lounge. It also has a central heated radiator and a double glazed window to the front aspect.

#### Downstairs W/C

Having a hand wash basin with a tiled splashback, low level w/c, a central heated radiator and a double glazed window to the front aspect.

#### Lounge

14'9" x 15'8"

Having a feature fireplace with a surround, coving, a central heated radiator and a double glazed window to the front aspect. There is also a door leading through into the kitchen/diner and stairs ascending to the first floor.

£260,000

- END TERRACED PROPERTY
- THREE BEDROOMS
- ALLOCATED PARKING
- SEMI-RURAL SOUGHT AFTER LOCATION
- NEAR TO BINLEY WOODS
- DOWNSTAIRS W/C





**Kitchen/Diner**  
14'9" x 8'3"

Having matching wall and base mounted units with a roll top work surface over and a tiled splashback. Including a freestanding electric cooker with an extractor over. There is a sink and drainer with a mixer tap as well as having space for appliances. It also has a central heated radiator, a double glazed window to the rear aspect and double glazed french doors leading through into the conservatory.

**Conservatory**  
7'10" x 10'4"

Having double glazed windows and double glazed french doors leading out into the rear garden.

**Landing**

Having stairs rising from the ground floor and doors leading through into each bedroom as well as the bathroom.

**Bedroom One**  
8'6" x 13'5"

Having a central heated radiator and a double glazed window to the front aspect.





### **Bedroom Two**

8'6" x 10'9"

Having a central heated radiator and a double glazed window to the rear aspect.

### **Bathroom**

A fully tiled bathroom having a panelled bath with a shower over, a pedestal hand wash basin and a low level w/c. It also has a central heated radiator and a double glazed window to the rear aspect.

### **Bedroom Three**

5'9" x 9'10"

Having a built in cupboard, a central heated radiator and a double glazed window to the front aspect.



### **Rear Garden**

A private rear garden with a paved seating area followed steps leading up to a lawn with fencing along the boundaries.

### **IMPORTANT NOTE TO PURCHASERS**

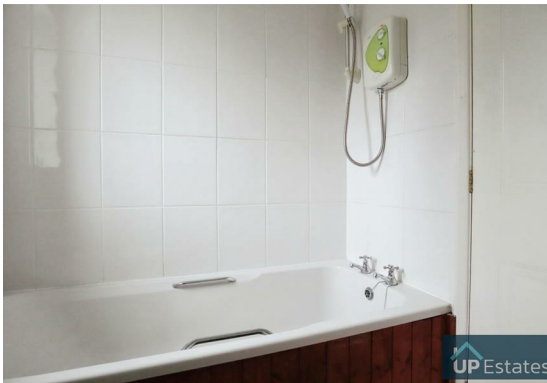
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





Hallams Close, Brandon, Coventry





Total Area: 78.5 m<sup>2</sup> ... 845 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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