



**2 Bedroom Bungalow - Semi  
Detached  
located on Carnegie Close,  
Coventry  
£290.000**

 **UP Estates**



**\*\*NO UPWARD CHAIN WITH VENDOR HAVING ALREADY MOVED TO THEIR NEXT PROPERTY\*\* \*\*TWO BEDROOM SEMI-DETACHED BUNGALOW\*\***

Here is a unique opportunity to purchase this stunning, ready to move in. two double bedroom, semi-detached property which benefits from sitting on a generous private rear garden with pleasant wildlife views. The property has been lovingly maintained and is well proportioned throughout and in brief comprises; Porch, Hallway, Kitchen/ Diner, W/C, Inner hall leading to two double Bedrooms and Bathroom. To the rear of the property there is Lounge which leads to the Conservatory. Externally the property has the benefit of a garage and driveway for multiple vehicles and the rear garden has an initial patio area which extends to a lawn area and a decked seating area to the rear of the garden looking over to the nature reserve. VIEWING ADVISED

#### **FRONT ASPECT**

An attractive semi-detached bungalow with multi-car driveway to the front aspect and access to the garage and porch.

#### **PORCH**

With a door leading into the Hall.

#### **HALL**

With doors leading to the Kitchen/Diner and ample storage

#### **KITCHEN/DINER**

13'5" x 11'11" max

Including a matching range of wall and base mounted units with roll top work surfaces over, integrated hob and oven, a stainless steel sink with drainer and mixer tap, two central heated radiators, a double glazed window and door leading into the inner hallway and lounge.

#### **W/C**

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

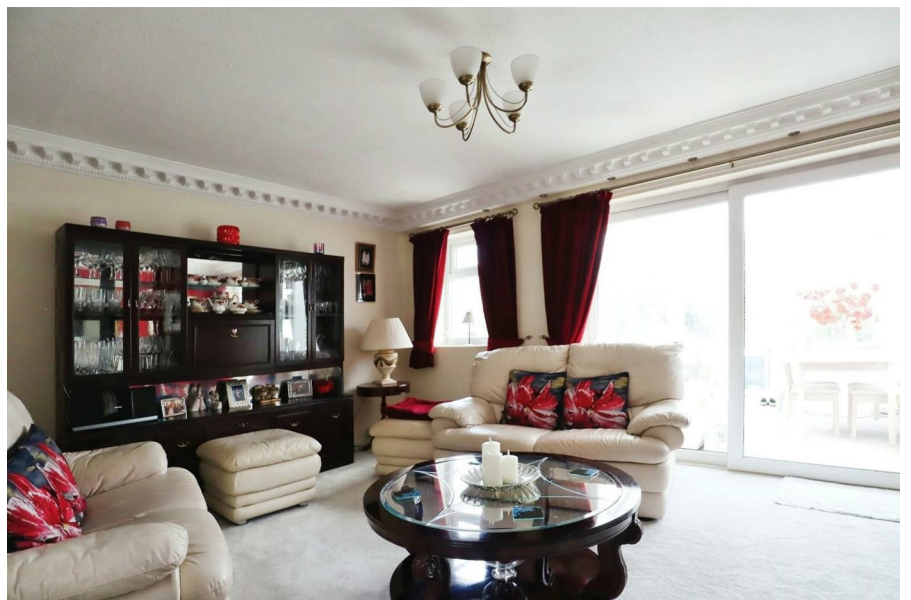
#### **LOUNGE**

15'5" x 12'11"

A spacious lounge with central heated radiator, feature fireplace and door leading to conservatory.

£290,000

- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- SPACIOUS KITCHEN/DINER
- LARGE NON-OVERLOOKED GARDEN
- MULTI-CAR DRIVEWAY & GARAGE
- QUIET CUL-DE-SAC LOCATION





**BEDROOM ONE**

9'10" x 10'7"

Benefits from a built in wardrobe, a central heated radiator and French doors leading to the patio.

**BEDROOM TWO**

9'10" x 10'7"

Benefits from two double built in wardrobes, a central heated radiator and double glazed window to the front aspect.

**BATHROOM**

Having high level tiling with a panelled bath with shower over, low level W/C and pedestal wash basin.



**CONSERVATORY**

13'1" x 10'7"

Having double glazed windows and double doors opening to the rear garden.

**GARAGE**

Having power and lighting and an up-and-over door.



#### **GARDEN**

A private rear garden with a paved seating area followed by a lawn with fencing along the boundaries and a view onto the nature reserve.

#### **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 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.





Carnegie Close, Coventry





Total Area: 106.5 m<sup>2</sup> ... 1147 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

## CONTACT

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