

3 Bedroom Bungalow - Detached
located on Garth Crescent,
Coventry
Offers Over £295,000

UP Estates



**** NO CHAIN - DETACHED THREE BEDROOM, TWO BATHROOM BUNGLOW - SOUGHT AFTER BINLEY LOCATION - GARAGE & DRIVEWAY **** This is a fantastic opportunity to purchase a spacious three bedroom, two bathroom detached bungalow in a popular area of Binley. Very briefly comprising; front lawn, driveway, garage, entrance hall, lounge diner, kitchen breakfast room, utility, private garden, shower room, bathroom and three bedrooms. This property benefits from no forward chain!

FRONT ASPECT

The front of the property presents an appealing garden with pathway leading to the entrance and driveway leading to the garage.

PORCH

With a door leading into the Hall.

HALLWAY

With doors leading to the Lounge, Kitchen, Utility Room, Bathroom and accommodation.

LOUNGE/DINER

12'5" x 21'3"

Having central heated radiators, a double glazed window and sliding doors leading to the rear garden.

KITCHEN/BREAKFAST

11'5" x 9'6"

Including a matching range of wall and base mounted units with roll top work surfaces over, a sink with drainer and mixer tap, integrated gas hob, oven and extractor and a breakfast island.

BATHROOM

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

**Offers Over
£295,000**

- DETACHED BUNGALOW
- THREE BEDROOMS
- SIZEABLE LIVING ROOM
- UTILITY ROOM
- LARGE NON-OVERLOOKED GARDEN
- DRIVEWAY & GARAGE





UTILITY ROOM

Having wall and base mounted units, with stainless steel sink with mixer tap, space and plumbing for washing machine, central heated radiator and door leading to Shower Room.

SHOWER ROOM

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin and double glazed opaque window.

BEDROOM ONE

10'2" x 9'8"

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

BEDROOM TWO

9'1" x 9'7"

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

BEDROOM THREE

8'6" x 10'11"

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





GARAGE

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

GARDEN

A private rear garden with fencing along the boundaries.

IMPORTANT NOTE TO PURCHASERS

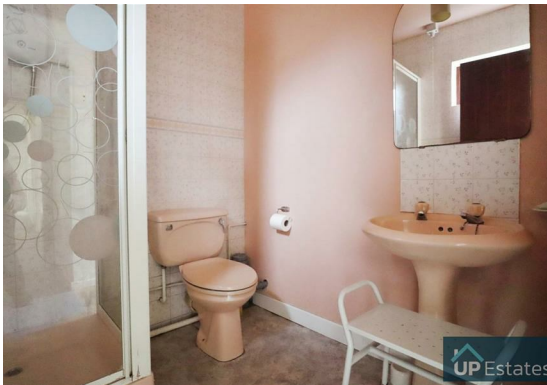
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

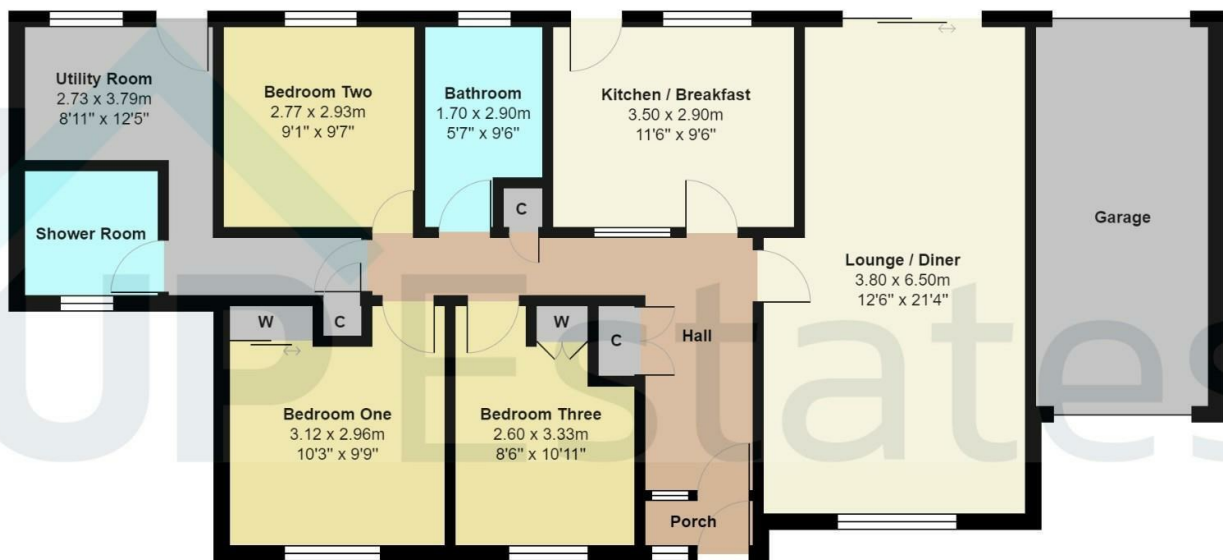
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Garth Crescent, Binley, Coventry





Total Area: 111.3 m² ... 1198 ft²

All measurements are approximate and for display purposes only

CONTACT

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