



3 Bedroom House - Terraced
located on Newton Close, Coventry
£210,000

UP Estates



****NO CHAIN - GREEN OUTLOOK - GARAGE - FANTASTIC LOCATION**** Here is a fantastic opportunity to purchase a three bedroom, mid terraced property situated on a quiet cul-de-sac in a popular area of Coventry within walking distance of University Hospital Coventry & Warwickshire, and also in close proximity to Henley College and other local amenities including a range of popular shops and schools. In brief, the property comprises; porch, hall, lounge, kitchen, dining room and utility room. To the first floor there are three bedrooms and the family bathroom. Externally there is a private rear garden and a garage to the rear for parking.

PORCH

With a door leading into the hall.

ENTRANCE HALL

With stairs ascending to the first floor, a central heated radiator and doors leading to the lounge and kitchen.

LIVING ROOM

10'9" x 13'9"

Benefitting from a feature fireplace, a double glazed window to the front aspect, a central heated radiator and open access into the dining room.

DINING ROOM

8'6" x 11'1"

With double glazed, sliding glass doors leading out into the rear garden, a central heated radiator and a sliding door leading into the kitchen.

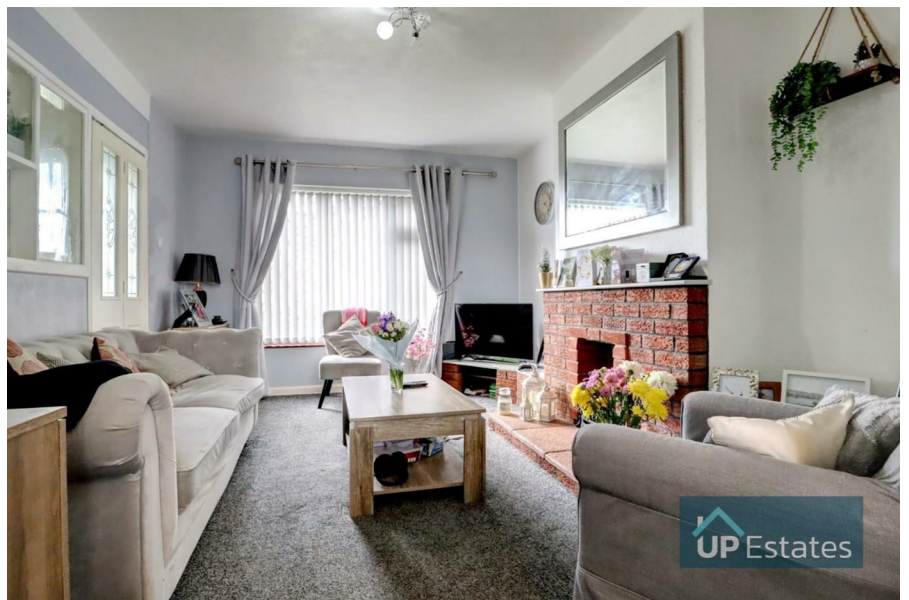
KITCHEN

8'2" x 11'1"

A modern kitchen having wall and base mounted units with work surfaces over, tiled splash back, a four ring gas hob with an extractor hood over, an integrated double electric oven, and a stainless steel sink with drainer and mixer tap. Also with space for appliances, a double glazed window to the rear aspect and a door leading into the utility room.

£210,000

- NO CHAIN
- SURROUNDED BY AMENITIES & NEAR UNIVERSITY HOSPITAL
- QUIET CUL DE SAC OVERLOOKING GREEN
- THREE GOOD SIZED BEDROOMS
- UTILITY ROOM & BATHROOM
- PRIVATE GARDEN LEADING TO GARAGE





UTILITY ROOM

4'8" x 7'1"

Having plumbing for a washing machine, space for appliances, a double glazed window and a door leading out into the garden.

LANDING

With stairs rising from the ground floor, access to storage cupboard and doors leading to the bedrooms and bathroom.

BEDROOM ONE

9'11" x 11'5"

A double bedroom with a double glazed window to the front aspect, a built-in wardrobe and a central heated radiator.

BEDROOM TWO

9'11" x 11'1"

A double bedroom with a double glazed window to the rear aspect, two built-in wardrobes and a central heated radiator.

BEDROOM THREE

6'10" x 8'6"

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



BATHROOM

6'10" x 5'4"

A lovely family bathroom with paneling, a P-shaped bathtub with shower over, pedestal wash basin, low level W/C, central heated radiator and double glazed, opaque window to the rear aspect.

FRONT ASPECT

Having a front lawn with a path leading to the front door.

GARDEN

A private rear garden with a paved area, a lawn and fencing to the boundaries.

GARAGE

A brick-built garage to the rear of the property for parking.

DISCLAIMER

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.

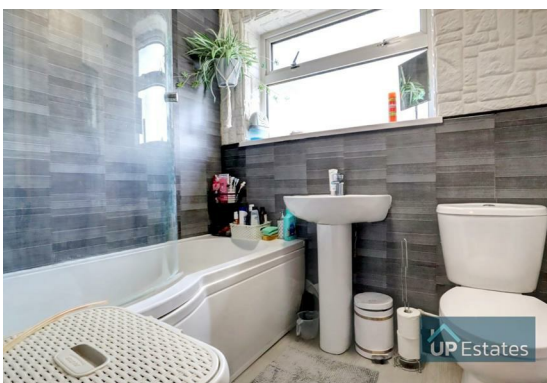
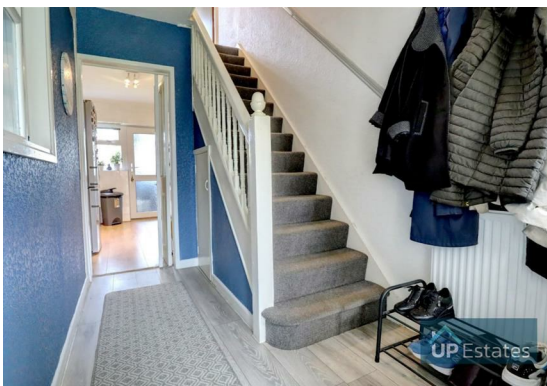
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.





Newton Close, Coventry





Total Area: 85.3 m² ... 918 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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