

3 Bedroom House - Semi-Detached
located on Lesingham Drive,
Coventry
Offers Over £225,000

UP Estates



****NO UPWARD CHAIN** IDEAL FAMILY HOME OR FOR INVESTMENT**** Here is a fantastic opportunity to purchase a well maintained three/four bedroom semi-detached property, which is currently let and fully licenced as a HMO property but would also be an ideal family home. This property is located in a popular area of Coventry that is close to local amenities and benefits from having no upward chain, two reception rooms and a driveway. In brief this property comprises; hall, kitchen, dining room and a reception room/bedroom to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally, there is an outbuilding to the rear which has a utility room, w/c and storage. To the front aspect there is a paved driveway and to the rear aspect there is a low maintenance garden. Including central heating and double glazing throughout. The property boasts fully insulated walls, along with a fully floored roof equipped with lighting and a built-in roof ladder for access.

Front Aspect

The front aspect of the property has a paved driveway and fencing to the border.

Hall

The main entrance to the property having stairs ascending to the first floor with under stair storage space, a double glazed window to the side aspect and doors leading into the kitchen and reception room/bedroom.

Lounge/Dining Room

11'11" x 13'8"

Having a feature fireplace, a central heated radiator, a double glazed window to the front aspect and a door leading through into the hall.

Diner/Bedroom

10'0" x 11'9"

Having a central heated radiator and a double glazed window to the rear aspect. There is also a door leading through into the kitchen.

Kitchen

7'10" x 10'1"

Having matching wall and base mounted units with a roll top work surface over and a tiled splashback. Including a n integrated dishwasher, double oven and cooker with a gas hob, a stainless steel sink and drainer with a mixer tap as well as having space for appliances. There is a central heated radiator, a double glazed window to the side aspect and another window to the rear aspect along side a double glazed door, which leads out into the rear garden.

Offers Over
£225,000

- No Upward Chain
- Ideal Family Home/
Currently let as a HMO
- Semi Detached Property
with Driveway
- Two Reception Rooms
- Three Bedrooms to the
First Floor
- Well-Maintained
throughout





Landing

Having stairs rising from the ground floor, a built in storage cupboard for the boiler which is circa 2 years old, a double glazed window to the side aspect and doors leading to the bedrooms and bathroom.

Bedroom One

11'0" x 13'8"

Double Bedroom having a built in wardrobe, a central heated radiator and a double glazed window to the front aspect.

Bedroom Two

12'2" x 10'5"

Double bedroom having a built in wardrobe, a central heated radiator and a double glazed window to the rear aspect.



Bathroom

A part 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

7'2" x 10'5"

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

Rear Outbuilding

The brick-built outbuilding situated in the rear garden is equipped with electricity and lighting. It features a utility room complete with a water supply suitable for a w/c, a washer/dryer, and a storage room.

Rear Garden

A low maintenance rear garden having a large paved patio area for seating followed by a laid lawn and fencing to the boundaries. There is also an outbuilding and side gated access.



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.

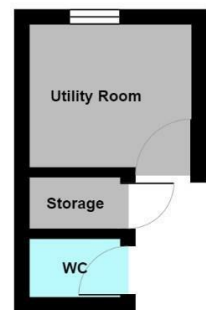
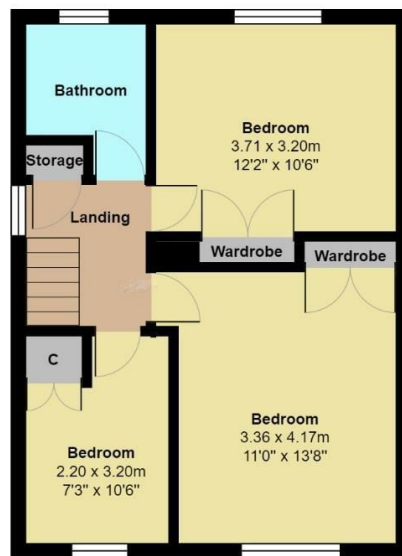
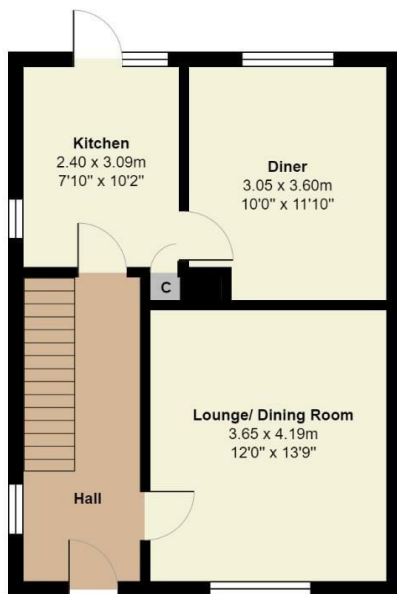
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Lesingham Drive, Coventry





Total Area: 90.3 m² ... 972 ft² (excluding utility room, storage, wc)

All measurements are approximate and for display purposes only

CONTACT

Up Estates
 6 Orchard Court
 Binley Business Park
 Coventry
 Warwickshire
 CV3 2TQ

E: enquiries@upestates.co.uk
 T: 024 7771 0780

