



2 Bedroom House - Terraced
located on Sovereign Road,
Coventry
£200,000

UP Estates



****BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM HOME**
Earlsdon is a highly sought-after, established residential area in Coventry. This lovely property very briefly comprises; porch, dining room, lobby, living room, kitchen, refitted bathroom and landscaped garden to the ground floor. On the first floor are two double bedrooms. Call now to view!

PORCH

With double glazed windows and door into dining room.

DINING ROOM

11'5" x 11'1"

With double glazed bay window, feature fireplace, central heated radiator and door into lobby.

LIVING ROOM

11'5" x 11'1"

Having an under stairs storage cupboard, fireplace, opaque film covered double glazed window, central heated radiator and door into kitchen.

KITCHEN

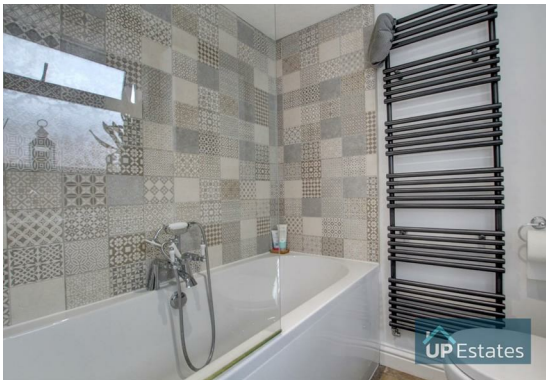
6'6" x 9'8"

Boasting underfloor heating, opaque film covered double glazed window, a matching range of wall and base mounted units with work surfaces over, integrated gas hob, oven circa 1 year old, extractor, inset sink with drainer and mixer tap, space and plumbing for further appliances and door into garden.

£200,000

- BEAUTIFULLY PRESENTED TERRACED HOME
- POPULAR LOCATION SURROUNDED BY AMENITIES
- REFITTED BATHROOM
- LANDSCAPED GARDEN
- UNDERFLOOR HEATING IN KITCHEN & BATHROOM
- COUNCIL TAX BAND A





BATHROOM

6'6" x 5'11"

A modern refitted bathroom boasting underfloor heating, wall mounted adjacent radiator, panelled bath with shower over, hand wash basin and WC mounted in vanity unit with opaque double glazed window benefitting from additional opaque film.

GARDEN

A lovely landscaped garden initially paved followed by lawn and shed to the rear, walled boundary, lawn, planters and mature shrubbery.



BEDROOM ONE

10'9" x 12'1"

A double bedroom benefitting from sound proofing to one aspect, double glazed window and central heated radiator.

BEDROOM TWO

11'5" x 11'2"

A double bedroom with double glazed window and central heated radiator, with access to storage cupboard and loft hatch including pull down ladders and boarding.



LOCATION

The high street is a bustle of business and leisure activity with a wide range of amenities including numerous restaurants, bistros and wine bars as well as a wide selection of retail outlets. The area also offers a Library, The Criterion Theatre, Hearsall Golf Club and Beechwood Lawn Tennis Club. Earlsdon has two excellent primary schools. Also located on the edge of Earlsdon is the highly regarded King Henry VIII Grammar school.

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.



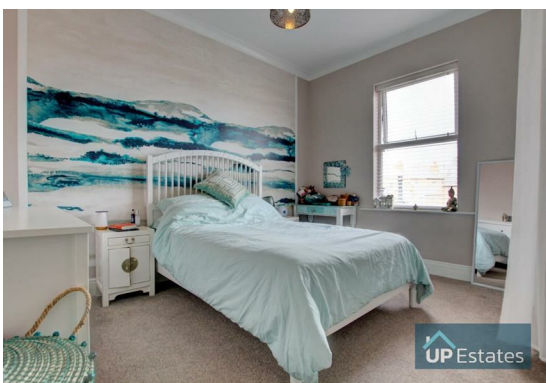
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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





Sovereign Road, Coventry





Total Area: 70.0 m² ... 753 ft²

All measurements are approximate and for display purposes only

CONTACT

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