



**3 Bedroom House - Terraced**  
**located on School Street, Wolston**  
**£260,000**

**UP Estates**



**\*\*CHARACTERFUL THREE BEDROOM, TWO RECEPTION ROOMS TERRACED HOME - PRIVATE GARDEN WITH SUMMER HOUSE - DRIVEWAY - POPULAR WOLSTON VILLAGE LOCATION\*\*** This is a fantastic opportunity to purchase a three bedroom terraced property ideally situated in the sought after village of Wolston. Within walking distance to a range of local amenities such as shops and schools and two churches. The property comprises, entrance porch, dining room, lounge, kitchen, three bedrooms, family bathroom, rear garden with summer house and off road parking.

Wolston is ideally positioned in between Coventry and Rugby with local shops, eateries, pubs and leisure facilities also situated nearby and fantastic road links such as A45, M6 and M69. There is Wolston St Margaret's Primary School, public houses, recreation grounds providing a pavilion and children's play area, dog walks, local allotments and a leisure and community centre. Wolston is also a short ten minute drive to Coombe Abbey Park offering nice walks and scenery.

#### **PORCH**

With double glazed windows and door into dining room.

#### **DINING ROOM**

11'5" x 10'2"

Bay window to front aspect, original wooden flooring, open fireplace, storage and shelves in alcoves.

#### **LIVING ROOM**

11'5" x 12'4"

Window to rear, Amtico vinyl flooring, electric fireplace, understairs storage.

#### **KITCHEN**

6'5" x 15'7"

Windows to rear and the side, a range of wall and base units, tiled ceramic flooring, space for washer/dryer, dishwasher and fridge freezer. Built in oven, hob and extractor fan, glass splashback and laminate worktops. Side door to rear garden.

#### **LANDING**

Carpet flooring.

£260,000

- CHARACTERFUL HOME WITH ORIGINAL FEATURES
- THREE BEDROOMS
- 10 MINUTE DRIVE TO COOMBE ABBEY PARK
- SUMMERHOUSE WITH POWER AND ELECTRIC FIREPLACE
- POPULAR VILLAGE LOCATION
- TWO RECEPTION ROOMS





**BEDROOM ONE**

11'5" x 11'4"

Double glazed window to front aspect, original fireplace, original wooden flooring, leads through to extra room (11'05 x 6'02) with skylight and laminate flooring. This extra space is ideal for home office or dressing area. Situated on the second floor.

**BEDROOM TWO**

11'5" x 10'2"

Double glazed window to front aspect, original wooden flooring.

**BEDROOM THREE**

5'8" x 9'8"

Double glazed window to rear, original wooden flooring.

**BATHROOM**

5'1" x 9'8"

Frosted double glazed window to rear, shower over bath, low level flush WC, basin, vinyl flooring and storage cupboard housing Worcester boiler.





#### **REAR GARDEN**

Lovely enclosed rear garden featuring a tiled pathway, two sheds to the rear, outdoor tap, a mixture of patio, lawn and shrubbery and a summer house with power. There is a secure rights of access pathway for residents to allow for side access.

#### **SUMMER**

Lockable summer house with carpet flooring, power and electric fireplace.

#### **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.

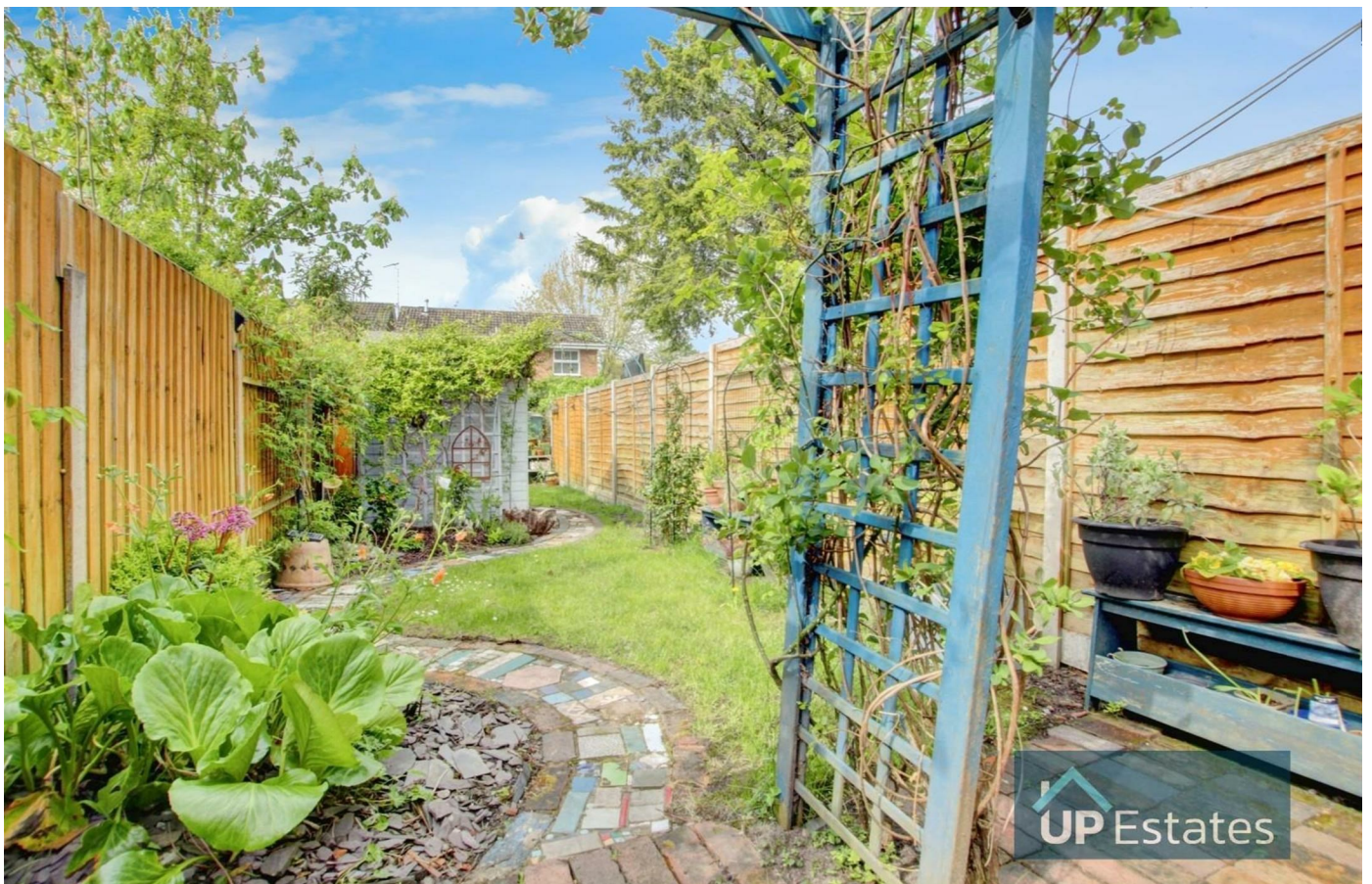
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





 UP Estates

School Street, Wolston



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Total Area: 88.3 m<sup>2</sup> ... 951 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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