



UP Estates



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3 Bedroom House - End Terrace
located on Alder Road, Coventry
£190,000

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****NO UPWARD CHAIN** **IN NEED OF MODERNISATION**** Here is a brilliant opportunity to purchase this attractive, double bay fronted, end terrace property which is in need of updating throughout giving you the opportunity to make the property perfect for you. The property is well situated and has the benefit of a good sized rear garden with a garage and internally benefits from a lovely, dual aspect lounge/ dining room. In brief the property comprises; Porch, hallway, lounge/ dining room, kitchen and w/c to the ground floor. To the first floor there are three bedrooms and a shower room. Council tax band A.

FRONT ASPECT

A semi-detached home with paved front garden and path leading to the entrance.

PORCH

With a door leading into the Hall.

ENTRANCE HALL

With stairs ascending to the first floor and doors leading to the Lounge/Diner and Kitchen.

LOUNGE/DINER

10'9" x 24'10"

Having a gas fire heating, double glazed windows and door leading to the entrance hall.

KITCHEN

6'1" x 13'4"

Including a matching range of base mounted units, a stainless steel sink with drainer and mixer tap and doors leading to the entrance hall and rear hallway.

REAR HALLWAY

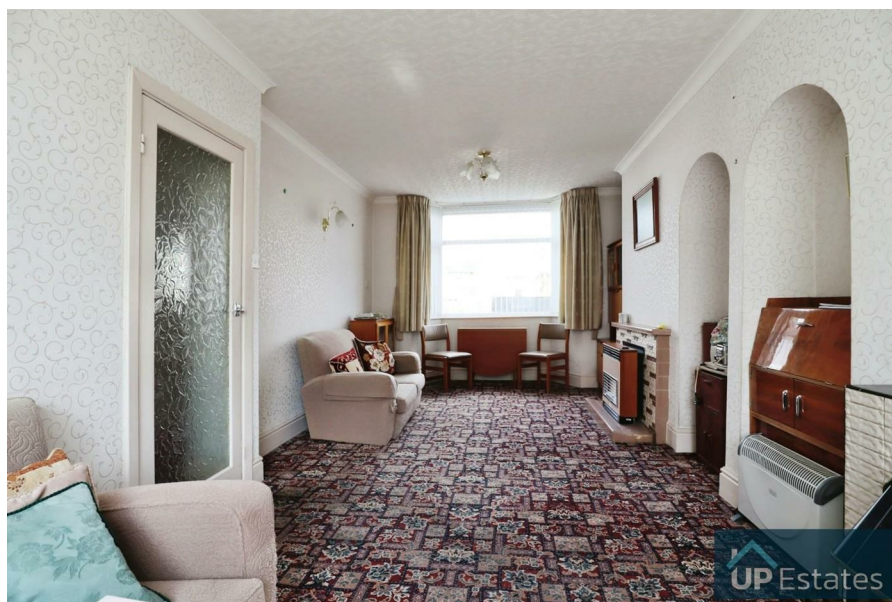
With doors leading to the Kitchen, Garden and WC.

WC

Benefiting from a low level w/c.

£190,000

- NO UPWARD CHAIN
- BRILLIANT POTENTIAL THROUGHOUT
- TRADITIONAL END TERRACE PROPERTY
- THREE BEDROOMS
- DUAL ASPECT LOUNGE/ DINING ROOM
- KITCHEN
- GARAGE TO THE REAR





LANDING

With stairs rising from the ground floor, doors leading to accommodation and shower room.

BEDROOM ONE

9'10" x 13'0"

Having a storage heater and double glazed window to the front aspect.

BEDROOM TWO

10'9" x 12'4"

Having a storage heater and double glazed window to the rear.



BEDROOM THREE

6'6" x 7'3"

Having a double glazed window to the front aspect.

SHOWER ROOM

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



GARDEN

Rear garden with hard landscaping with a garage located to the rear.

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.

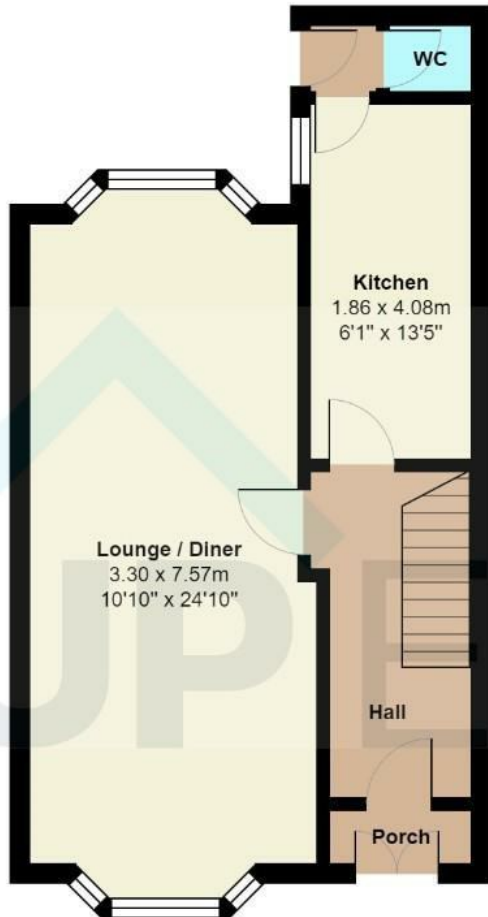


Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Alder Road, Coventry





Total Area: 81.2 m² ... 874 ft² (excluding wc)

All measurements are approximate and for display purposes only

CONTACT

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