



**3 Bedroom House - Terraced**  
**located on Hothorpe Close,**  
**Coventry**  
**£245,000**

**UP Estates**



**\*\*NO CHAIN - THREE BEDROOMS - MULTI-CAR DRIVEWAY & GARAGE WITH POWER - EPC C - COUNCIL TAX BAND B - REFITTED KITCHEN, BATHROOM CIRCA 2 YEARS OLD - WINDOWS CIRCA 3 YEARS OLD - SOUTH FACING GARDEN\*\*** Situated in a sought after part of Binley, tucked away in a quiet cul de sac is this lovely three bedroom family home. Now available for purchase with no forward chain, very briefly comprising; multi-car driveway, entrance hall, lounge diner, kitchen, south facing garden, rear driveway and garage boasting power to the ground floor. On the first floor off the landing are three good sized bedrooms (two with integrated storage) and the family bathroom. This property includes gas powered warm air central heating, similar to air conditioning as the heat is through ducts and avoids losing space to radiators - This is altered via a smart heating control.

#### **FRONT ASPECT**

Tucked away in a quiet cul de sac is this attractive three bedroom family home, boasting multi-car driveway and door into entrance hall.

#### **ENTRANCE HALL**

A welcoming entrance hall with composite door and opaque glass circa two years old, doors leading to accommodation and stairs ascending to the first floor.

#### **LOUNGE DINER**

10'10" x 25'7"

A bright open plan lounge diner benefitting from dual aspect double glazed windows circa three years old and gas fired air flow central heating.

#### **KITCHEN**

7'10" x 13'10"

Fitted circa two years ago, boasting a matching range of wall and base mounted units, door and double glazed window to the rear aspect, integrated appliances include; induction hob, extractor fan, oven, grill and space/plumbing for further appliances.

#### **REAR ASPECT**

A low maintenance south facing garden with secure gated rear access to the rear driveway and door into garage.

£245,000

- NO CHAIN
- GARAGE WITH POWER & TWO DRIVEWAYS
- QUIET CUL DE SAC IN SOUGHT AFTER BINLEY LOCATION
- REFITTED BATHROOM, KITCHEN CIRCA 2 YEARS OLD
- EPC BAND C
- SOUTH FACING GARDEN
- WINDOWS CIRCA 3 YEARS OLD





**GARAGE**

8'1" x 15'7"

Having up-and-over door for vehicle access, door into garden and benefitting from power.

**LANDING**

Stairs descend from the first floor, access to the loft hatch and doors leading to accommodation.

**BEDROOM ONE**

10'0" x 12'9"

A double bedroom having integrated wardrobe storage, cupboard, double glazed windows circa three years old and gas fired air flow central heating.



**BEDROOM TWO**

10'0" x 10'11"

A double bedroom having integrated cupboard, double glazed windows circa three years old and gas fired air flow central heating.



### **BEDROOM THREE**

6'9" x 7'8"

A single bedroom with integrated wardrobe storage and double glazed windows circa three years old.

### **BATHROOM**

6'9" x 5'11"

Refitted circa two years ago, with marble effect tiling, double glazed opaque window, heated towel rail, walk in shower cubicle with waterfall shower over, low level WC and hand wash basin mounted in vanity unit.

### **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.

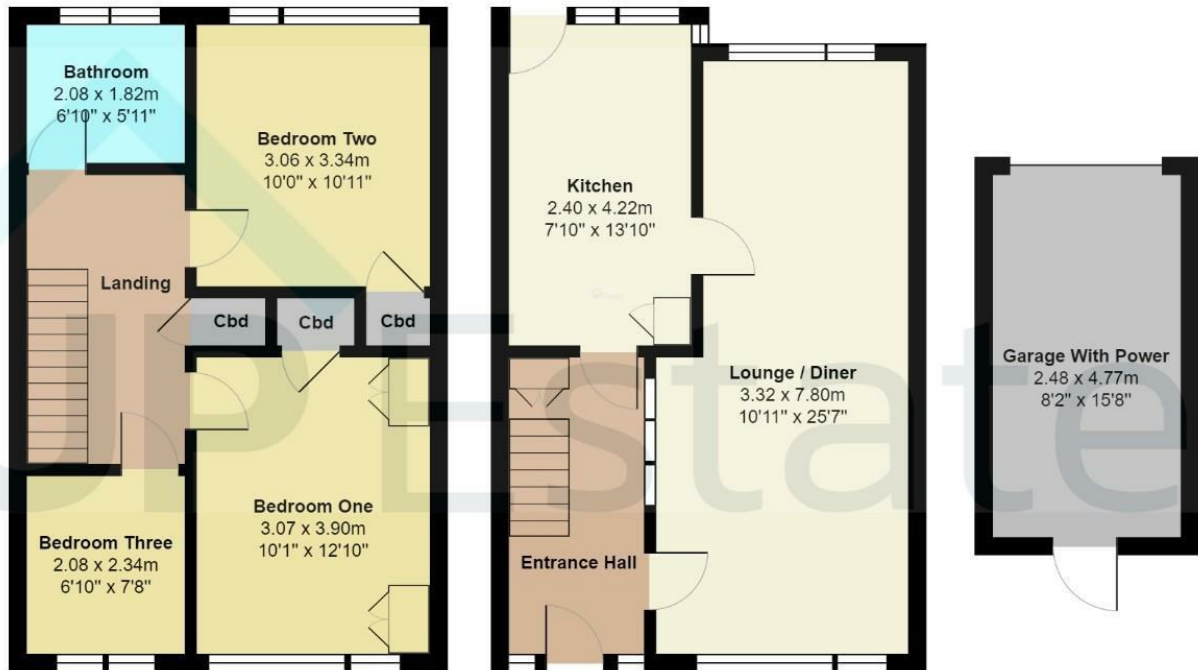
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Hothorpe Close, Binley, Coventry





Total Area: 86.1 m<sup>2</sup> ... 927 ft<sup>2</sup> (excluding garage with power)

All measurements are approximate and for display purposes only

## CONTACT

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