



2 Bedroom House - Terraced
located on Caludon Road, Coventry
£144,000

UP Estates



****NO CHAIN - DECEPTIVELY SPACIOUS TERRACED HOME - WELL PRESENTED THROUGHOUT - GREAT LOCATION SURROUNDED BY AMENITIES AND CLOSE TO CITY CENTRE**** This is a fantastic opportunity to purchase a deceptively spacious two double bedroom home on Caludon Road, within walking distance to a wide range of amenities & the City Centre. The property itself, which benefits from no forward chain very briefly comprises; walled frontage, porch, living room, dining room, kitchen, utility room/store, lovely garden with storage shed and bathroom to the ground floor. On the first floor are two double bedrooms.

PORCH

With double glazed windows and door into living room.

LIVING ROOM

11'9" x 11'2"

A lovely living room with wall mounted fireplace, double glazed window and sliding doors to the dining room.

DINING ROOM

8'6" x 10'2"

With doors to stairwell, kitchen, having a window and wall mounted fireplace.

KITCHEN

6'2" x 8'0"

Boasting a matching range of wall and base mounted units, inset stainless steel sink with drainer/mixer tap, window, doors to accommodation and space for appliances.

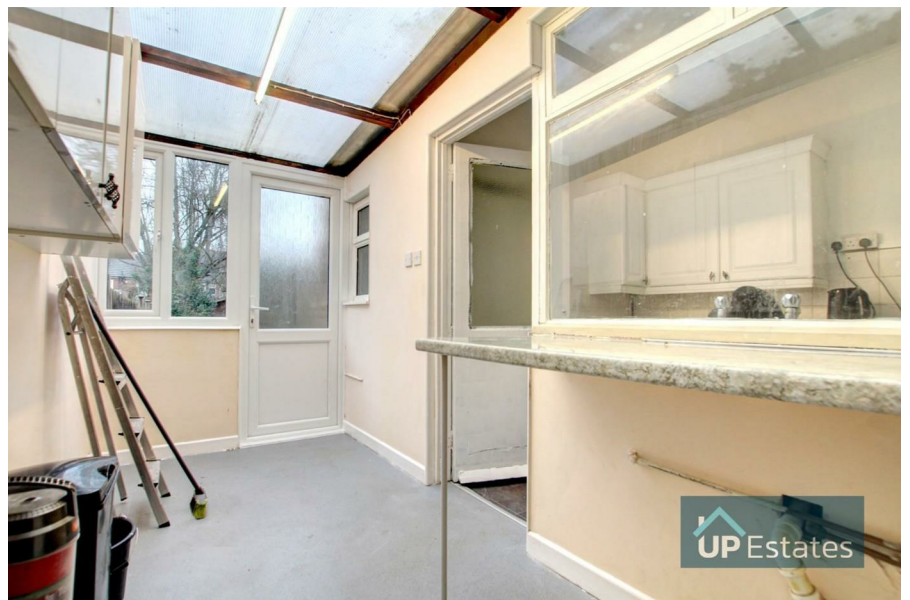
UTILITY STORE

5'6" x 12'3"

With space/plumbing for appliances, wall mounted units and work surfaces. There are double glazed windows and door to the rear aspect.

£144,000

- WELL PRESENTED HOME WITH NO CHAIN
- TWO RECEPTION ROOMS PLUS UTILITY STORE
- TWO DOUBLE BEDROOM
- GARDEN WITH STORAGE SHED
- SURROUNDED BY AMENITIES AND NEAR CITY CENTRE
- CALL US NOW TO VIEW!





REAR ASPECT

Being paved with decked seating area, fenced boundary and storage shed to the rear.

BATHROOM

5'3" x 6'2"

Tiled throughout, having double glazed opaque windows, spacious walk in shower cubicle, low level WC and hand wash basin mounted in vanity unit.

BEDROOM ONE

11'9" x 11'2"

A double bedroom with double glazed window and integrated wardrobes.

BEDROOM TWO

9'0" x 10'2"

A double bedroom with wall mounted radiator, double glazed window and integrated storage.

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.





Caludon Road, Coventry





Total Area: 65.3 m² ... 703 ft²

All measurements are approximate and for display purposes only

CONTACT

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