



4 Bedroom House - End Terrace
located on Gulson Road, Coventry
£225,000

 **UP Estates**



**** NO UPWARD CHAIN - CURRENT FULLY LICENSED HMO OR AN IDEAL FAMILY HOME **** A three/four bedroom, end of terrace house located a short drive away from the City Centre. In brief this accommodation comprises of entrance hall, dining room, kitchen, fourth bedroom/lounge, first floor landing leading to two double bedrooms, modern shower room, stairs leading up to another double bedroom. Externally the property offers on road parking and a private low maintenance rear garden. This property benefits from a fully licensed HMO property, but would alternatively also make an ideal family home. Contact us for more information & to secure a viewing!

FRONT ASPECT

A traditional double bay fronted home with door into entrance hall.

ENTRANCE HALL

With doors leading to accommodation and stairs ascending to the first floor.

DINING ROOM

13'9" x 12'9"

With space for furnishings, central heated radiator and doors to the rear aspect, cupboard and kitchen.

KITCHEN

6'2" x 19'4"

Having a matching range of wall and base mounted units with work surfaces over, inset sink with drainer and mixer tap, oven, hob, extractor, double glazed windows and door to the side aspect with space/plumbing for further appliances.

LOUNGE/BEDROOM FOUR

10'5" x 13'9"

A versatile room currently utilised as a fourth double bedroom, having a window and central heated radiator.

£225,000

- NO UPWARD CHAIN
- END OF TERRACE HOME
- THREE/FOUR DOUBLE BEDROOMS
- CURRENTLY FULLY HMO LICENSED
- DECEPTIVELY SPACIOUS
- CLOSE TO THE CITY CENTRE/UNIVERSITY





BEDROOM ONE

16'0" x 13'9"

A double bedroom found on the second floor, having a window and central heated radiator.

BEDROOM TWO

13'9" x 13'9"

A double bedroom found on the first floor, having a window and central heated radiator.

BEDROOM THREE

10'5" x 10'2"

A double bedroom found on the first floor, having a window and central heated radiator.



BATHROOM

With splashback, walk in shower cubicle, low level WC, hand wash basin and an opaque window.

REAR ASPECT

A good sized, low maintenance garden with walled boundary.

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.



Gulson Road, Coventry





Total Area: 114.4 m² ... 1232 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
 6 Orchard Court
 Binley Business Park
 Coventry
 Warwickshire
 CV3 2TQ

E: enquiries@upestates.co.uk
 T: 024 7771 0780

