



**3 Bedroom House - Terraced**  
**located on Fenside Avenue,**  
**Coventry**  
**Offers Around £240,000**

**UP Estates**





**\*\*Three Double Bedrooms\*\***Spacious Bath & Shower Room**\*\*Overlooking Green\*\*** This is a great opportunity to purchase a three sizeable bedroom terraced in close to a range of amenities in a sought after area. Very briefly comprising; entrance hall, lounge diner, kitchen diner & low maintenance private rear garden to the ground floor. On the first floor are three good sized bedrooms, following on to the bath & shower room.

#### ENTRANCE HALL

A welcoming entrance hall with window into lounge diner, door into kitchen diner and stairs ascending to the first floor.

#### KITCHEN DINER

7'10" x 20'6"

A lovely kitchen diner with windows to both front and back aspects allowing plenty of natural light, & central heated radiator. Kitchen area including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, extractor, space for alternative appliances and doors leading to the garden & lounge diner.

#### LOUNGE DINER

9'5" x 17'3"

A lovely lounge diner with feature fireplace, windows to both aspects, ample space for furnishings and central heated radiator.

#### REAR ASPECT

A beautiful rear garden with outbuildings, initially slabbed followed by lawn and fenced boundary. There is also gated rear access.

#### BEDROOM ONE

10'11" x 14'7"

A double bedroom with integrated wardrobe, double glazed window and gas central heated radiator.

Offers Around  
£240,000

- Three Double Bedrooms
- Modern & Spacious Bath / Shower Room
- Low Maintenance Private Rear Garden
- Overlooking A Well Maintained Green
- Lounge Diner
- Kitchen Diner





#### **BEDROOM TWO**

8'0" x 12'2"

A double bedroom with integrated wardrobe, double glazed window and gas central heated radiator.

#### **BEDROOM THREE**

11'10" x 5'5"

A double bedroom with double glazed window and gas central heated radiator.

#### **BATH & SHOWER ROOM**

10'8" x 7'10"

A modern and spacious bathroom being tiled throughout and having a panelled bath, separate walk in shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.



#### **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.

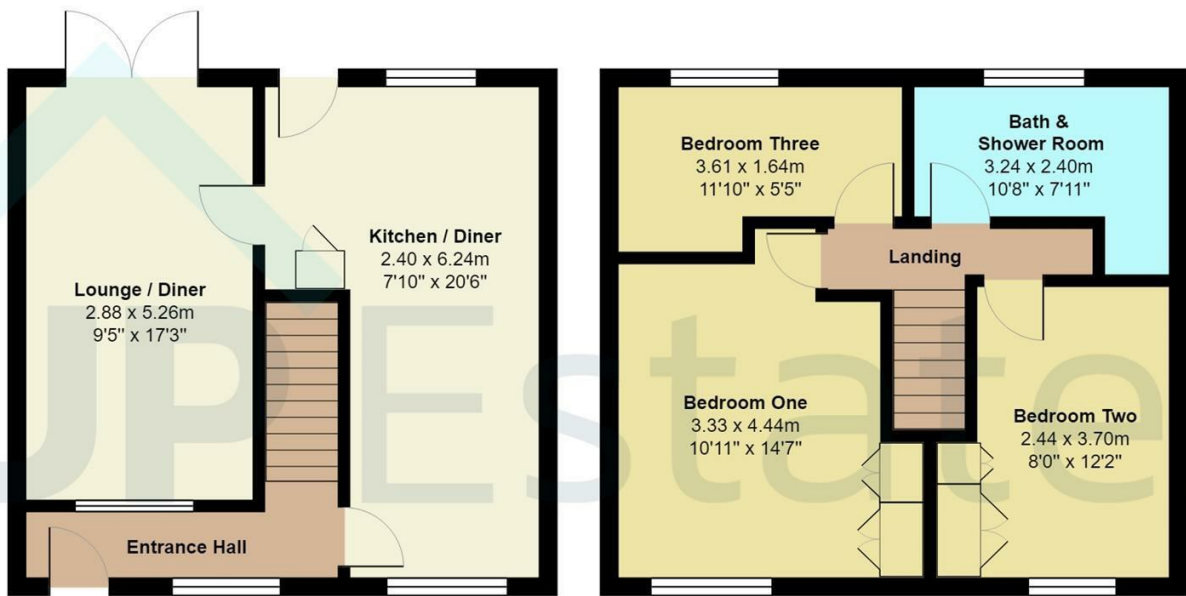






Fenside Avenue, Coventry





Total Area: 84.5 m<sup>2</sup> ... 910 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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