



2 Bedroom House - End Terrace
located on Kite Drive, Coventry
Offers Over £185,000

UP Estates



****NO UPWARD CHAIN**** Here is a great opportunity to purchase a two bedroom end-terrace property. This property benefits from having no upward chain, a driveway to the front aspect and is situated close to road networks. In brief this property consists of a kitchen, lounge and w/c to the ground floor. On the first floor there are two bedrooms and a bathroom. Externally there is a block paved driveway to the front of the property along with an enclosed low maintenance garden to the rear. Including central heating and double glazing throughout.

Front Approach

Having a blocked paved driveway with a shrubbery border and a pathway leading to the front door of the property.

Hall

The main entrance to the property having stairs ascending to the first floor, a central heated radiator and doors leading into the downstairs w/c, the kitchen and the lounge.

W/C

Having a hand wash basin with a tiled splashback, a low level w/c and a central heated radiator.

Kitchen

11'7" x 7'6"

Having matching wall and base mounted units with a roll top work surface over and a matching upstand. Benefitting from an integrated oven and gas hob with an extractor over and a stainless steel splashback. Including a stainless steel sink and drainer with a mixer tap as well as having space for appliances. It also has a central heated radiator and a double glazed window to the front aspect.

Lounge

14'6" x 10'7" max

Having a built in cupboard under the stairs, a central heated radiator and double glazed french doors leading out into the rear garden.

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- No Upward Chain
- Two Bedroom End Terrace Property
- Driveway to the Front
- Low Maintenance Rear Garden
- Council Tax Band A
- EPC rating B





Landing

Having stairs rising from the first floor and doors leading into bedroom one and two as well as the bathroom.

Bedroom One

14'6" x 8'10"

Having a central heated radiator and a double glazed window to the front aspect.

Bedroom Two

14'6" x 7'6" max

Having a central heated radiator and a double glazed window to the rear aspect.



Bathroom

7'4" x 5'4"

A part tiled bathroom having a panelled bath with a shower over, a pedestal hand wash basin and a low level w/c. There is also a central heated radiator and a double glazed window to the side aspect.



Rear Garden

The rear garden has a patio area for seating followed by a laid lawn and fencing to the boundaries. It also has a paved pathway leading to the rear access through a gate.

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.

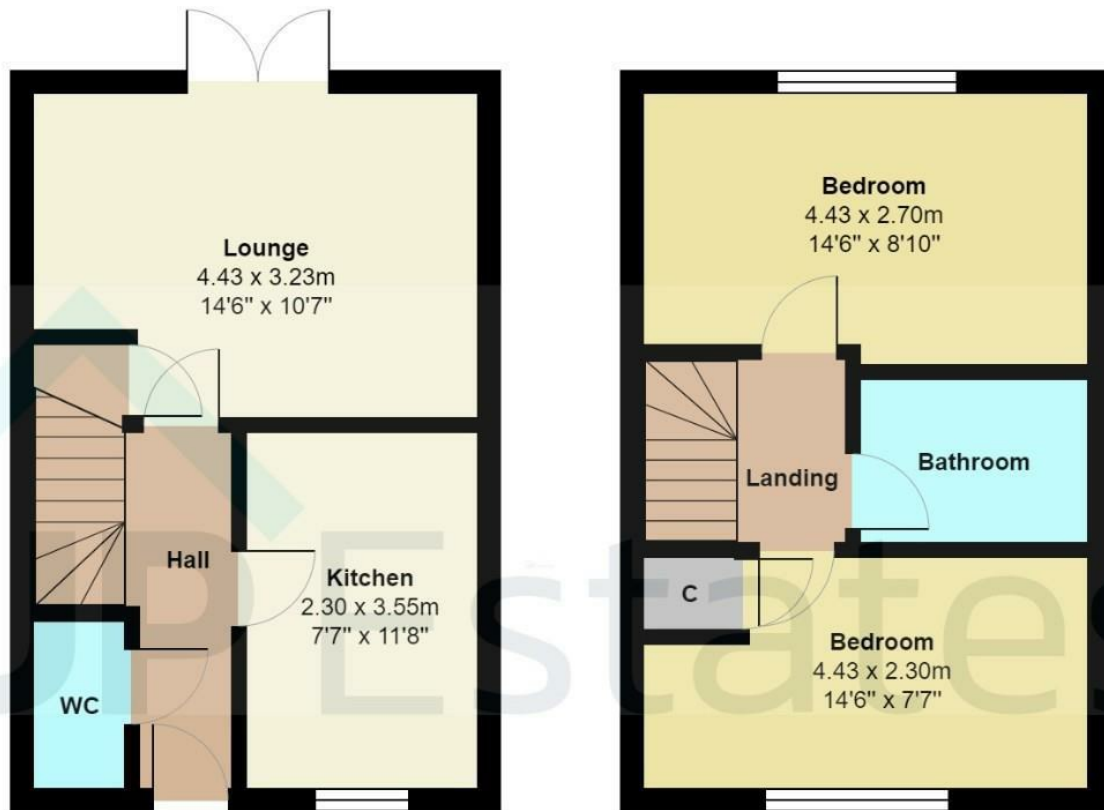
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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



Kite Drive, Coventry





Total Area: 61.5 m² ... 662 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

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