



2 Bedroom House - Townhouse
located on The Avenue, Coventry
£195,000

UP Estates



****NO FORWARD CHAIN - POPULAR LOCATION - GARAGE & UTILITY - THREE STOREY TOWNHOUSE**** This is an exceptional opportunity to purchase a two bedroom townhouse set in a popular location surrounded by mature trees and greenery, yet close to a wide range of amenities and transport links. The property briefly comprises of; L shaped lounge/diner, kitchen, two bedrooms, family bathroom, integral garage and utility can be found on the ground floor. This property is ideally situated close to Jaguar Land Rover and the A46, The Avenue is nestled close to surrounding woodland yet with all the convenience of easy commuting. Situated just off the London Road the property is an ideal family locale with easy access to local schools and amenities as well as the regions main motorway networks.

Whitley Abbey Primary and Secondary school are almost direct neighbours being only a stone's throw away. Asda and local shopping can be found within a five minute walk. David Lloyd Health Club, again only a short distance away, offers excellent leisure facilities and the City centre itself is only 2.3 miles away or 5 minutes by car. Severn Stars Industrial Estate, Copeswood Gold Course & the state of the art Coventry University Hospital also nearby. The property is freehold. There is a management fee of £75 per month which covers maintenance of the surrounding grounds. The property also benefits from electric heating and double glazing throughout. Call now to view!

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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

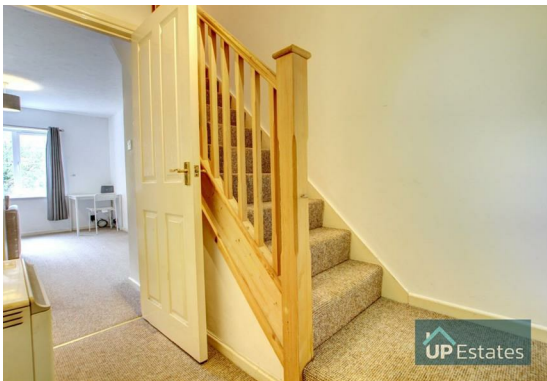
£195,000

- NO FORWARD CHAIN
- GARAGE & UTILITY ROOM
- FANTASTIC LOCATION
- TWO BEDROOMS
- WELL PRESENTED THROUGHOUT
- COUNCIL TAX BAND B





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

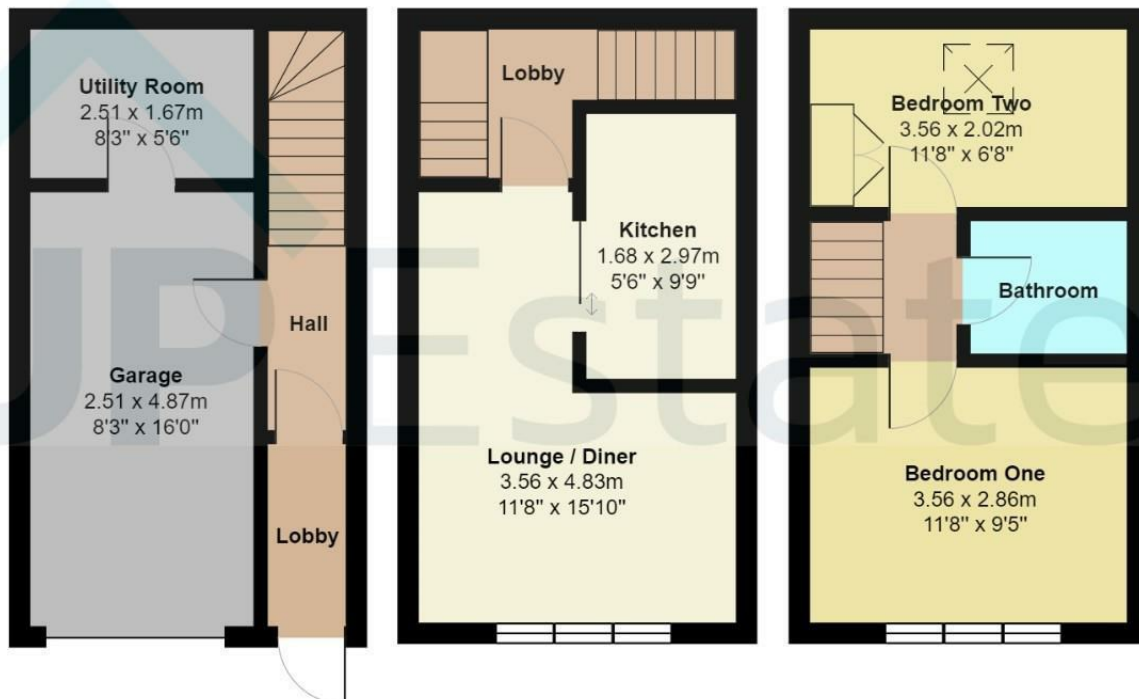






The Avenue, Coventry





Total Area: 71.1 m² ... 765 ft²

All measurements are approximate and for display purposes only

CONTACT

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