



3 Bedroom House - Terraced
located on Lyndale Road, Coventry
£200,000

UP Estates



****NO FORWARD CHAIN - DECEPTIVELY SPACIOUS THREE BEDROOM FAMILY HOME - OPEN PLAN KITCHEN DINER - WC AND FAMILY BATHROOM - PRIVATE GARDEN WITH SUMMER HOUSE & STORAGE****

This is a fantastic opportunity to purchase a spacious and well presented family home on Lyndale Road. Viewing is essential to appreciate this home which very briefly comprises; front lawn, porch, living room, open plan kitchen diner, lobby, WC, private rear garden with summer house & shed as well as a store all to the ground floor. On the first floor off of the landing having two storage cupboards and loft access, are three good sized bedrooms and the family bathroom. Call us now to secure a viewing appointment!

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.

£200,000

- NO FORWARD CHAIN
- SPACIOUS THREE BEDROOM FAMILY HOME
- WC & FAMILY BATHROOM
- PRIVATE GARDEN WITH SUMMER HOUSE, STORE AND SHED
- OPEN PLAN KITCHEN DINER
- COUNCIL TAX BAND A





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

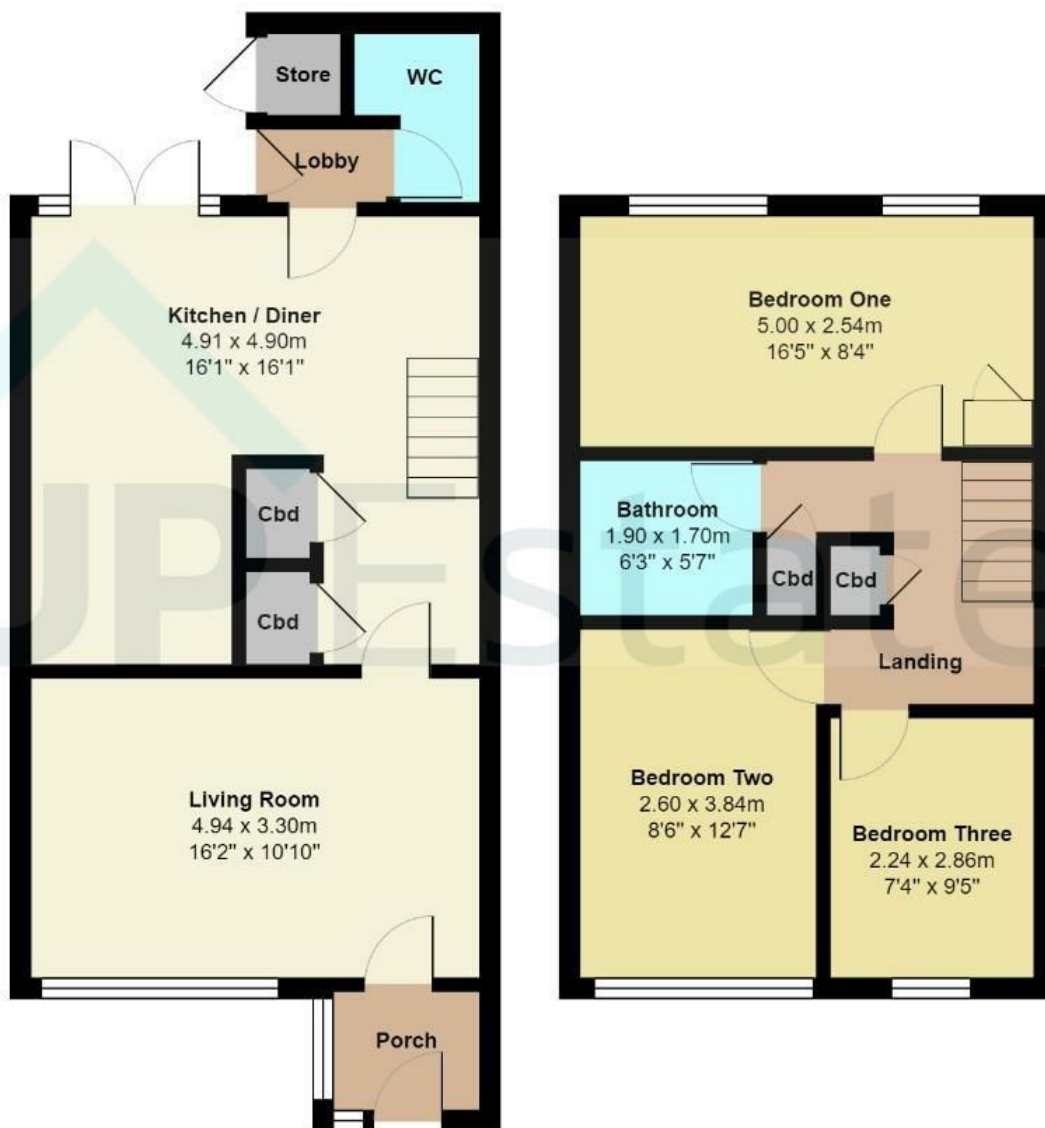






Lyndale Road, Coventry





Total Area: 90.5 m² ... 974 ft²

All measurements are approximate and for display purposes only

CONTACT

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