



**3 Bedroom House - Semi-Detached**  
**located on Harold Rafferty Close,**  
**Coventry**  
**£240,000**

**UP Estates**



**\*\*ATTRACTIVE THREE BED SEMI-DETACHED PROPERTY\*\*** Located in close proximity to the city centre and having great access to local amenities and road networks this modern, three bedroom, semi-detached property is not to be missed. The property is in excellent condition throughout and offers a through lounge, beautiful kitchen/ diner and a generous rear garden. In brief the property comprises; Hallway, cloakroom, lounge and kitchen/ diner to the ground floor. To the first floor there are three bedrooms, with bedroom one having an en-suite and a family bathroom. To the side of the property there is a driveway and an enclosed rear garden.

#### **HALLWAY**

With door leading to the cloakroom and lounge, stairs rising to the first floor and a central heated radiator.

#### **CLOAKROOM**

Having a low level w/c, wash hand basin, central heated radiator and a double glazed window to the front aspect.

#### **LOUNGE**

11'11" x 13'10"

Having a double glazed window to the front aspect and a central heated radiator with a door leading to the kitchen/ diner.

#### **KITCHEN/ DINER**

15'3" x 8'11"

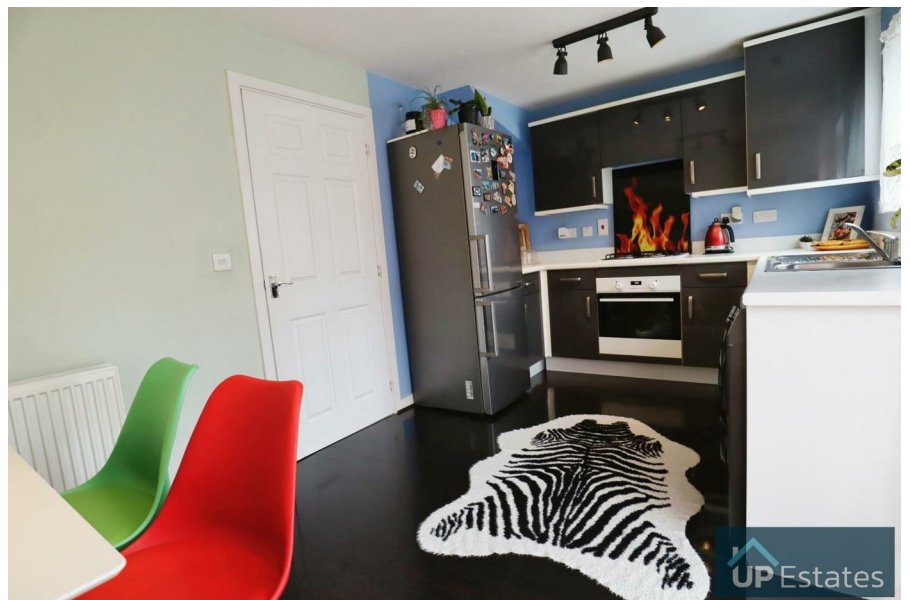
Including a matching range of wall and base mounted units with roll top work surfaces over, four ring hob, with extractor over, electric oven, a stainless steel sink with drainer and mixer tap, space for appliances, space for a dining table, central heated radiator, double glazed window and French doors opening to the rear garden

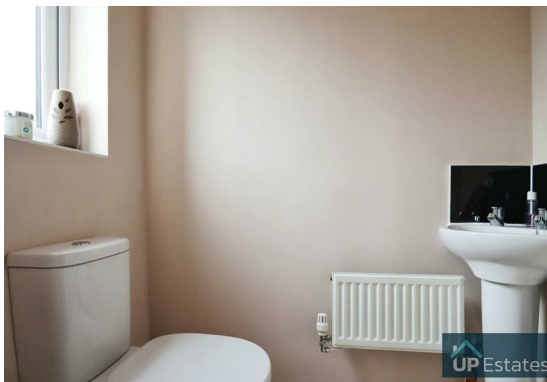
#### **LANDING**

Doors leading to bedrooms and bathroom.

£240,000

- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- KITCHEN/ DINER
- THROUGH LOUNGE
- BATHROOM AND ENSUITE
- LOCATED CLOSE TO CITY CENTRE





#### **BEDROOM ONE**

11'11" x 9'6"

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

#### **ENSUITE**

Benefiting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and opaque double glazed window.

#### **BEDROOM TWO**

9'0" x 7'6"

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



#### **BATHROOM**

Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated radiator.



### **BEDROOM THREE**

5'10" x 7'7"

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

### **REAR GARDEN**

Having an initial patio area which extends to a lawn area with fencing to boundaries.

### **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.



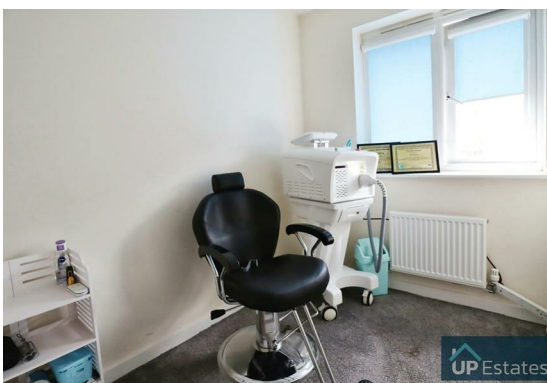
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.





Harold Rafferty Close, Coventry





Total Area: 68.8 m<sup>2</sup> ... 740 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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