

**2 Bedroom House - Terraced**  
**located on Burnham Road,**  
**Coventry**  
**£210,000**

**UP Estates**



**\*\*NO UPWARD CHAIN\*\*** Up Estates are pleased to bring to market this attractive, mid terrace, two bedroom property which has a private non-overlooked rear garden with veranda. The property is well presented throughout and must be viewed to appreciate all that is on offer and is located in Whitley with excellent local amenities and road links. In brief the property comprises; Porch, hallway, lounge/ dining room and kitchen to the ground floor. To the first floor there are two double bedrooms and a shower room. Externally the property has a driveway and a beautiful rear garden with a Garage and Shed. This property is situated within close proximity to a wide range of amenities, schooling and Jaguar Land Rover Whitley!

#### **FRONT ASPECT**

Well presented two bedroom home with paved driveway.

#### **PORCH**

With a door leading into the Hall.

#### **HALL**

With stairs ascending to the first floor and door leading to the Lounge/Diner.

#### **LOUNGE/DINER**

12'5" x 23'0"

Having a central heated radiator and a double glazed bay window and doors leading the the Kitchen and Garden.

#### **KITCHEN**

7'4" x 9'6"

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 with doors leading to the Lounge/Diner and Garden.

#### **LANDING**

With stairs rising from the ground floor and doors leading to the Shower Room and Bedrooms.

£210,000

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- KITCHEN
- LOUNGE/ DINING ROOM
- DRIVEWAY & GARAGE
- BEAUTIFUL REAR GARDEN
- FANTASTIC LOCATION FOR AMENITIES AND JLR!





#### **BEDROOM ONE**

15'10" x 10'9"

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

#### **BEDROOM TWO**

9'8" x 9'5"

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

#### **SHOWER ROOM**

Benefiting from a tiled shower area, low level W/C, pedestal wash basin and double glazed opaque window.



#### **GARDEN**

A private rear garden with a paved seating area followed by a lawn with fencing along the boundaries, and access to the garage, workshop and greenhouse.

#### **GARAGE**

Having power and lighting and an up-and-over door accessible from the entry way.



### **Workshop**

With power and lighting

### **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.

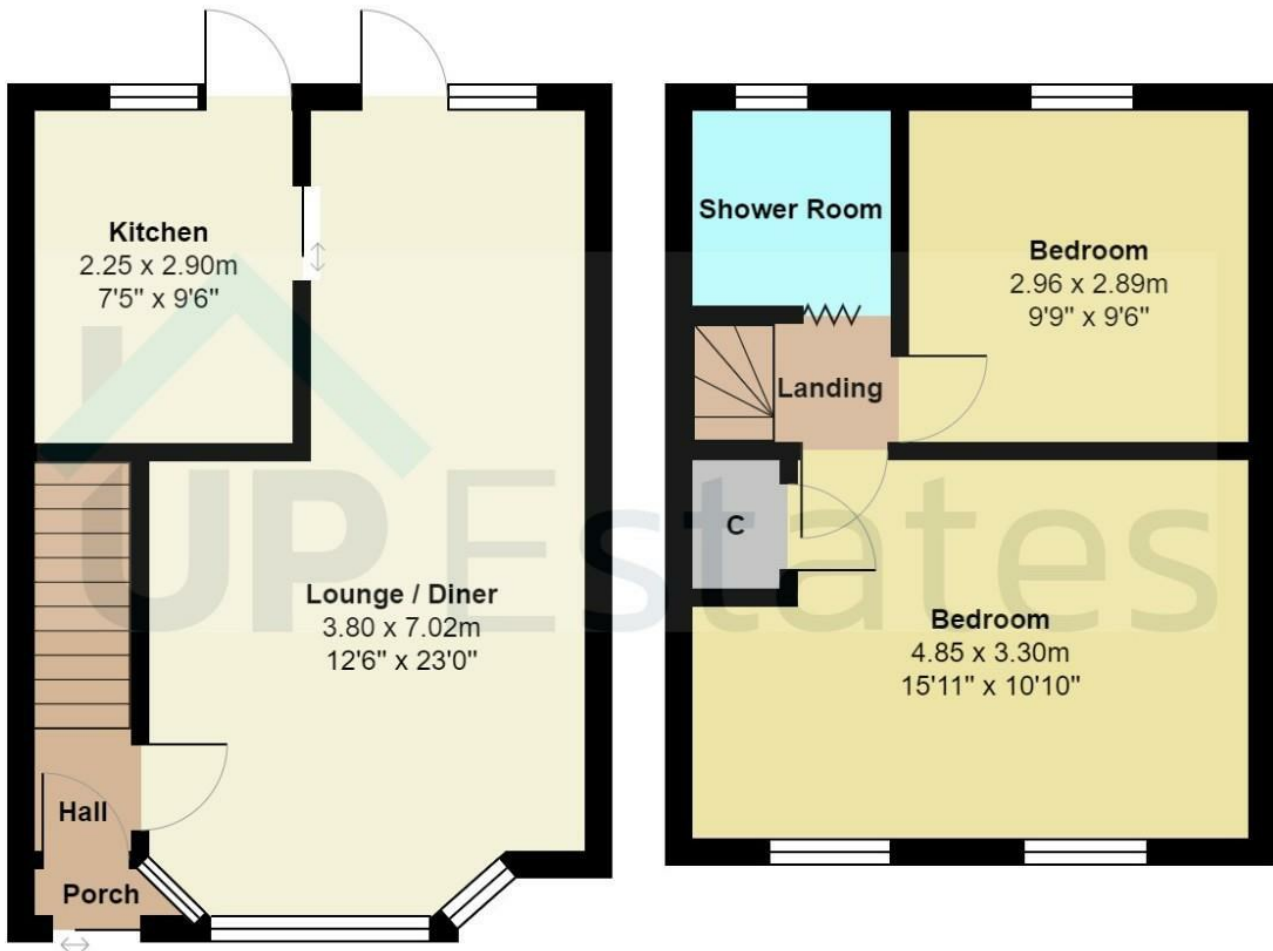
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Burnham Road, Coventry





Total Area: 63.9 m<sup>2</sup> ... 688 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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