



3 Bedroom House - Terraced
located on Cedars Avenue,
Coundon, Coventry
Offers Over £254,000

UP Estates



****EXTENDED THREE BEDROOM FAMILY HOME - GARAGE/WORKSHOP TO REAR - SOUTH EAST FACING GARDEN**** This is a fantastic opportunity to purchase a traditional, double bay fronted three bedroom mid terrace property located on this popular road in the sought after Coundon area of Coventry. Being immaculately presented throughout, this property offers superb living conditions in a great location with excellent surrounding amenities and schools. In brief the property comprises: Entrance Hall, Lounge and Social Open Breakfast Kitchen on the Ground Floor. There is a Landing, Three Bedrooms and Bathroom on the First Floor. Externally there is an attractive south east facing garden to the rear leading to the garage/workshop, and driveway to the front aspect.

PROPERTY INFORMATION SUMMARY

Council Tax Band: B

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 769.00 sqft

Heating System: Gas Central Heating

IMPORTANT NOTE TO PURCHASERS

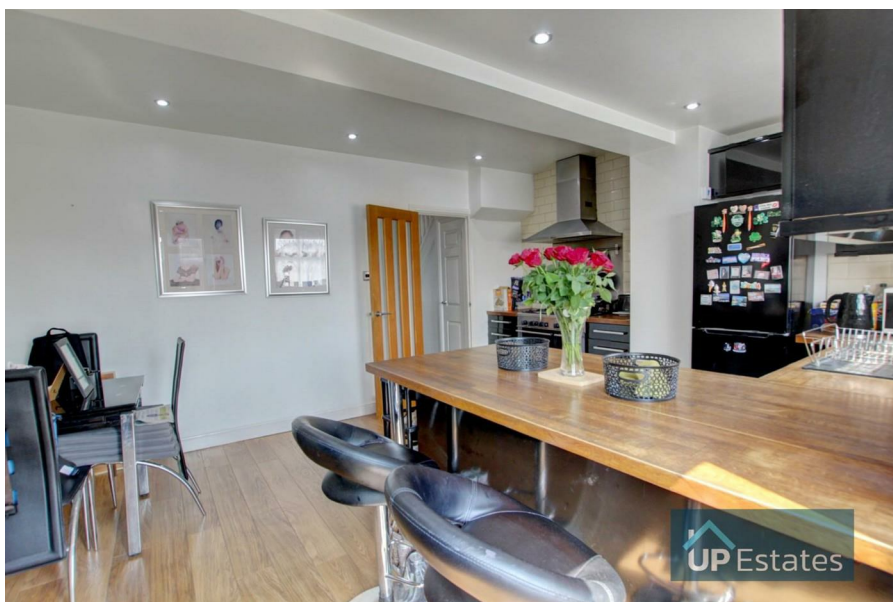
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

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- GARAGE/WORKSHOP & DRIVEWAY
- SOUTH EAST FACING GARDEN
- SOUGHT AFTER COUNDON LOCATION
- EXTENDED TO THE REAR
- THREE BEDROOMS
- COUNCIL TAX BAND B



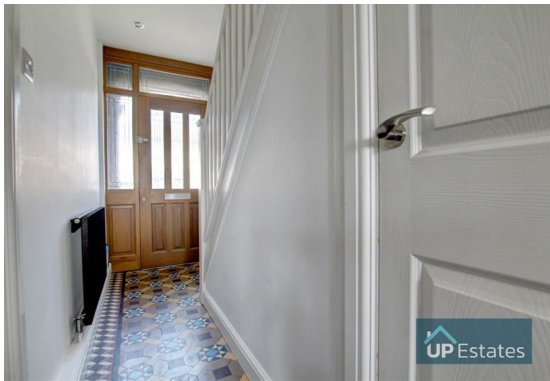


clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.







Cedars Avenue, Coundon, Coventry





Total Area: 71.5 m² ... 769 ft² (excluding garage / workshop)

All measurements are approximate and for display purposes only

CONTACT

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