



2 Bedroom House - Terraced
located on St. Georges Road,
Coventry
£175,000

UP Estates



****NO CHAIN - BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM HOME - PRIVATE GARDEN - POPULAR LOCATION NEAR CITY CENTRE**** This is a fantastic opportunity to purchase a refurbished two double bedroom terraced family home, close to a wealth of local amenities including Far Gosford Street, Coventry City Centre & Coventry Train Station. The property itself very briefly comprises; living room, dining room, kitchen/breakfast room, bathroom and rear garden to the ground floor. On the first floor are two spacious double bedrooms. The property is double glazed, with gas central heating throughout and council tax band A.

£175,000

- NO FORWARD CHAIN
- REFURBISHED TWO BEDROOM HOME
- PRIVATE GARDEN
- POPULAR CENTRAL LOCATION
- COUNCIL TAX BAND A
- CALL NOW TO VIEW!





PROPERTY INFORMATION SUMMARY

Council Tax Band: A

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 775.00 sqft

Heating System: Gas Central Heating

Boiler Age: 1982

Consumer Unit/ Fuse Box Location: Understairs



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.





St. Georges Road, Coventry





Total Area: 72.9 m² ... 784 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
 6 Orchard Court
 Binley Business Park
 Coventry
 Warwickshire
 CV3 2TQ

E: enquiries@upestates.co.uk
 T: 024 7771 0780

