



3 Bedroom House - Terraced
located on Flamborough Close,
Coventry
Offers In The Region Of £185,000

UP Estates



****THREE DOUBLE BEDROOMS - WC & FAMILY BATHROOM - WELL PRESENTED THROUGHOUT**** Take a look inside this three bedroom, mid terraced property located in the popular area of Binley, Coventry with plenty of local amenities including Warwickshire Shopping Park, good schools and other services. This property is very well-presented and offers a downstairs W/C, fantastic Kitchen/Diner, gardens to the front and rear, and central heating throughout. Briefly comprises; Hall, Lounge, Kitchen/Diner, Rear Lobby and W/C to the ground floor. On the first floor there are Three Bedrooms, the Bathroom and a separate W/C. Externally there is a front garden with a lawn, & a private low maintenance and beautifully presented garden to the rear. The understairs cupboard is currently utilised as a makeshift desk space. Call now to view !

HALL With stairs ascending to the first floor, access to a storage cupboard (utilised for desk space) and doors leading to the Lounge and Kitchen/Diner.

LOUNGE 10' 10" x 17' 10" (3.32m x 5.46m) A good-sized lounge with a central heated radiator and two double glazed windows to the front and rear aspects.

KITCHEN/DINER 8' 10" x 17' 10" (2.71m x 5.46m) A fantastic Kitchen/Diner with a central heated radiator, a double glazed window to the front, and a door leading into the Rear Lobby. The kitchen includes a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap and a four ring gas hob with an extractor fan over and oven below. There is also a window to the rear aspect, and space and plumbing for a washing machine, drier and dishwasher.

REAR LOBBY Having doors leading to the W/C and out into the rear garden.

W/C With a low level W/C, hand wash basin and an opaque window to the rear aspect.

LANDING With stairs rising from the ground floor and doors leading to accommodation.

BEDROOM ONE 9' 0" x 11' 10" (2.75m x 3.61m) A double bedroom with having a central heated radiator and window to the front aspect.

BEDROOM TWO 11' 3" x 8' 10" (3.45m x 2.7m) Another double bedroom having a central heated radiator and two windows to the front aspect.

BEDROOM THREE 10' 11" x 8' 11" (3.35m x 2.73m) Having a central heated radiator and window to the rear aspect.

W/C A separate room with the low level W/C.

BATHROOM A fully tiled bathroom with a panelled bath with shower over, low level W/C, pedestal wash basin, central heated radiator and an opaque window to the rear aspect.

FRONT ASPECT A well-presented front aspect with a lawn and a paved path leading to the front door.

GARDEN A private, modern and low maintenance garden being partially tiled with artificial lawn and fencing along the boundaries with gated rear access.

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.

Offers In The Region Of

- BEAUTIFULLY PRESENTED FAMILY HOME
- WC & FAMILY BATHROOM
- STUNNING MODERN PRIVATE GARDEN
- THREE DOUBLE BEDROOMS
- SURROUNDED BY AMENITIES AND TRANSPORT LINKS
- COUNCIL TAX BAND A





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.



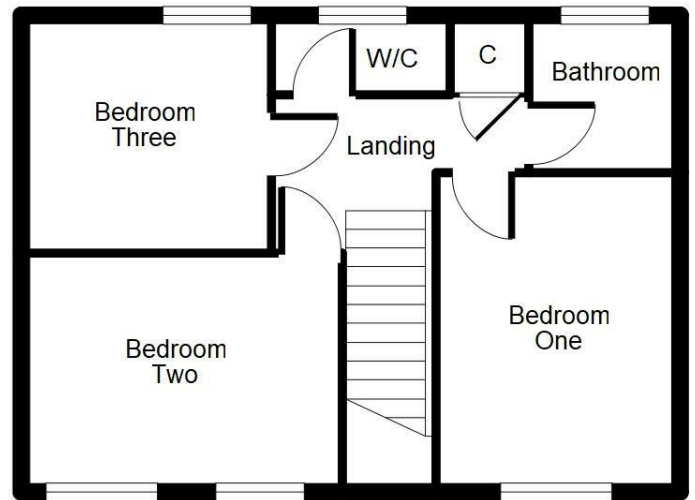
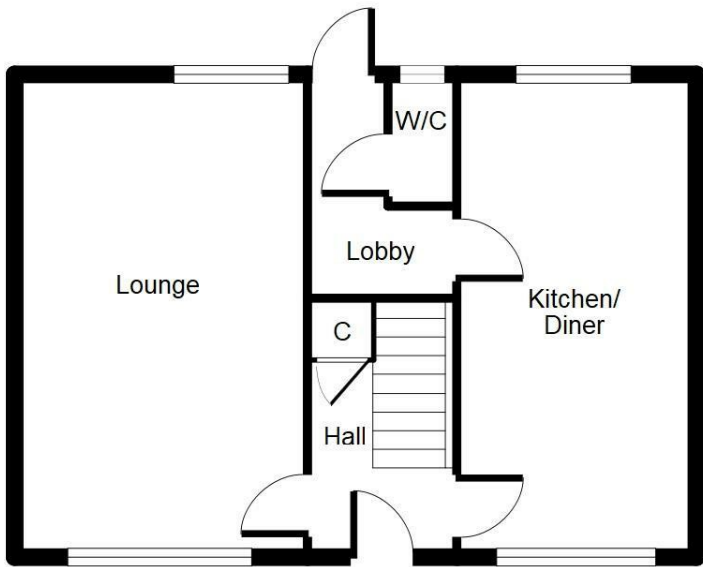




Flamborough Close, Binley, Coventry



For illustrative purposes only. Measurements are approximate and not to scale.
(c) Up Estates



CONTACT

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

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



UP Estates