



**2 Bedroom House - Terraced**  
**located on Agincourt Road,**  
**Coventry**  
**£185,000**

**UP Estates**



**\*\*NO FORWARD CHAIN - GARAGE - KITCHEN DINER - TWO DOUBLE BEDROOMS - FRONT AND REAR GARDEN WITH OUTBUILDINGS\*\*** Here is a fantastic opportunity to purchase a two bedroom, mid terraced property which offers a no chain sale, and is located in Cheylesmore in Coventry with popular local shops, schools and other services. This property benefits from kitchen diner, living room, two double bedrooms, and a garage for parking. Also having central heating and double glazing throughout. In brief, the property comprises; hall, kitchen flow through to dining room, lounge and porch to the ground floor. To the first floor there are two double bedrooms, the bathroom and a separate W/C, also boasting utility cupboard. Externally, there is a front garden, a paved rear garden and a garage.

#### **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.

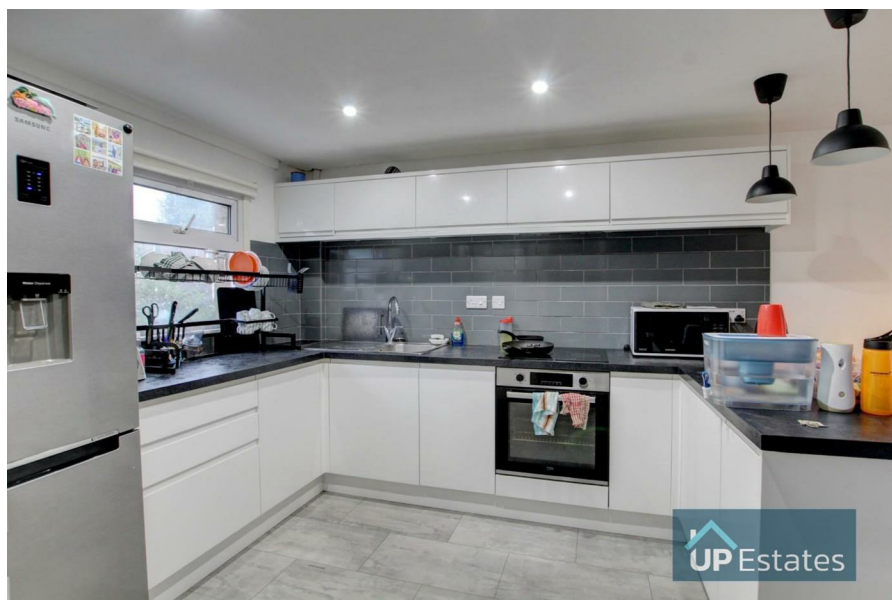
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us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

£185,000

- NO FORWARD CHAIN
- GARAGE
- TWO DOUBLE BEDROOMS
- FRONT & REAR GARDENS
- POPULAR CHEYLESMORE LOCATION
- TUCKED AWAY IN QUIET CUL DE SAC





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





Agincourt Road, Coventry



### Ground Floor



### First Floor



This floor plan is for illustrative purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this plan, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement.  
Plan produced using PlanUp.

### CONTACT

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

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0780

