



3 Bedroom House - Terraced
located on Gaveston Road,
Coventry
£279,950

UP Estates



****EXTENDED THREE BEDROOM, THREE RECEPTION ROOM FAMILY HOME! - SOUGHT AFTER COUNDON LOCATION - SPACIOUS PRIVATE GARDEN - DRIVEWAY & GARAGE**** This beautifully presented family home is now available for purchase! Conveniently located to local shops, transport links & schools such as Coundon Court, Kingsbury Academy, Bablake School, Coundon Primary School & Hollyfast Primary. With great access links to the A45 (Birmingham) & A4114 (Coventry City Centre) The property itself very briefly comprises; driveway, entrance hall, living room, dining room, sun room, kitchen (refitted 2020), private rear garden and garage all to the ground floor. On the first floor off of the sizable landing are three good sized bedrooms (two with integrated wardrobe storage) and the family bathroom. This property has been beautifully maintained and benefits from a new roof in 2019, being rendered and front windows re-done in 2021. Call now to view!

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: 977.00 sqft

Heating System: Gas Central Heating

Boiler Age: 2014

Consumer Unit/ Fuse Box Location: Understairs Cupboard

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

£279,950

- EXTENDED BAY FRONTED FAMILY HOME
- THREE RECEPTION ROOMS
- GARAGE & DRIVEWAY
- LARGE PRIVATE GARDEN
- SOUGHT AFTER COUNDON LOCATION
- THREE BEDROOMS





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.





Gaveston Road, Coventry





Total Area: 90.8 m² ... 977 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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