

**3 Bedroom House - End Terrace**  
**located on Pearson Avenue,**  
**Coventry**  
**£160,000**







**\*\*NO FORWARD CHAIN - THREE BEDROOMS - END OF TERRACE - SURROUNDED BY AMENITIES\*\*** This three bedroom end of terrace home is now available for purchase with no forward chain. Very briefly comprising; front garden, living room, kitchen diner with access to storage and door to garden all to the ground floor. On the first floor off of the landing are three bedrooms and the re-fitted shower room.

#### LOCATION

Located in the popular residential area of Longford, Pearson Avenue is positioned close to local amenities and great road links such as the A444 and M6. Local Schools include St. Laurence's Church of England and Foxford Community School.

#### PROPERTY INFORMATION SUMMARY

Council Tax Band: A

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: N/A

Approx. Total Floor Area: 726.00 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

£160,000

- NO FORWARD CHAIN
- THREE BEDROOMS
- FRONT & REAR GARDEN
- SURROUNDED BY AMENITIES
- GAS CENTRAL HEATED
- CALL NOW TO VIEW!





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.



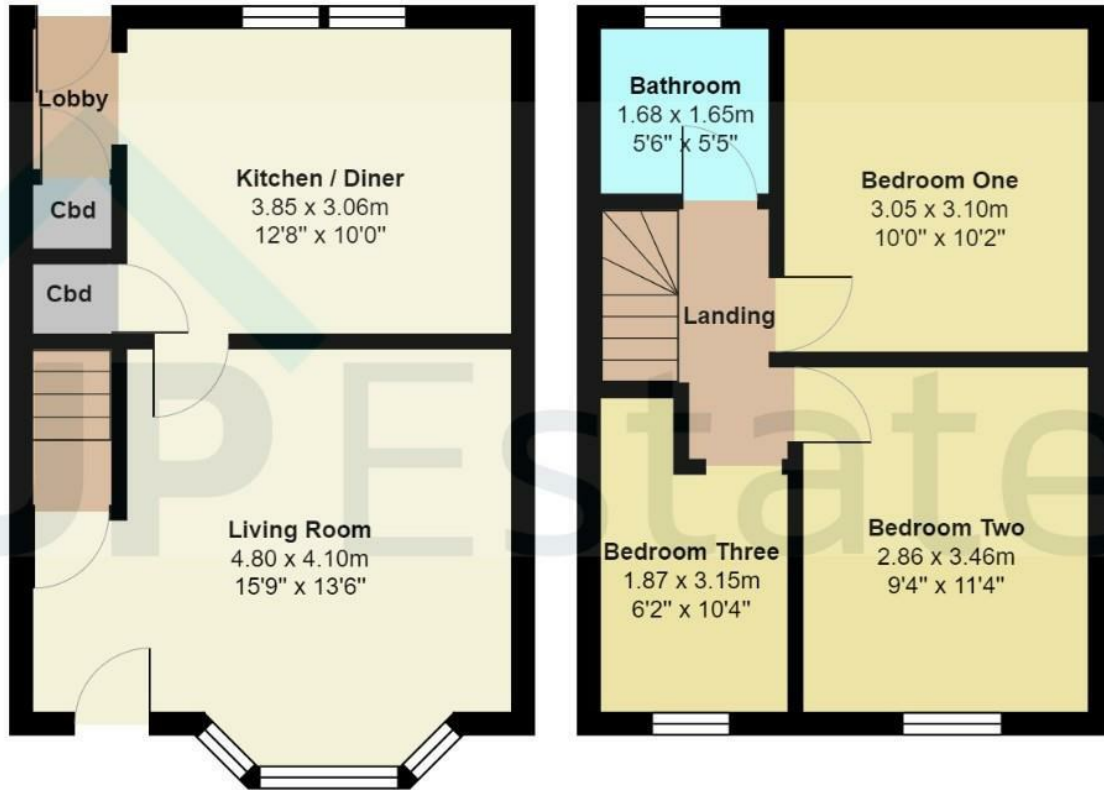






Pearson Avenue, Coventry





Total Area: 67.5 m<sup>2</sup> ... 726 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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