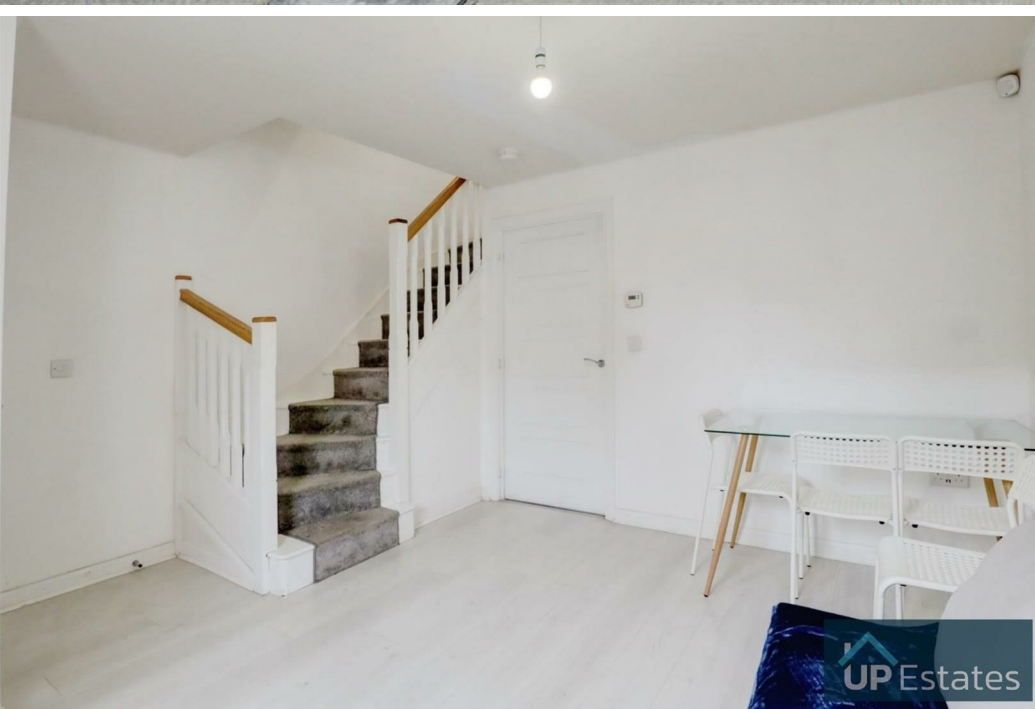




2 Bedroom House - Semi-Detached
located on Lapwing Place, Coventry
£249,950

UP Estates



****NO CHAIN - INVESTORS ONLY - Modern Semi Detached - Two Double Bedrooms - Downstairs WC - Two Car Driveway**** Here is good opportunity to purchase a modern property, in a highly sought after location with good proximity to Warwick University. The property is currently tenanted until August 2026 at a rate of £1,300pcm excluding bills. The property in brief comprises: Hall, Lounge and Kitchen/Diner to the ground floor, as well as two doubled bedrooms and bathroom to the First Floor.

PROPERTY INFORMATION SUMMARY

Council Tax Band: C

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: B

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

£249,950

- NO CHAIN
- Modern Semi Detached
- Two Double Bedrooms
- Kitchen/Diner
- Downstairs WC
- Two Car Driveway
- Investment Opportunity
- Proximity to Warwick University





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.

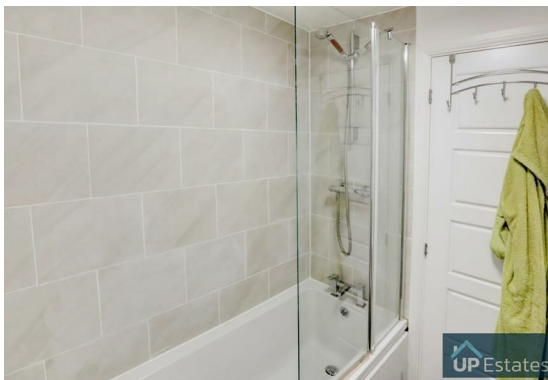


All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract



through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

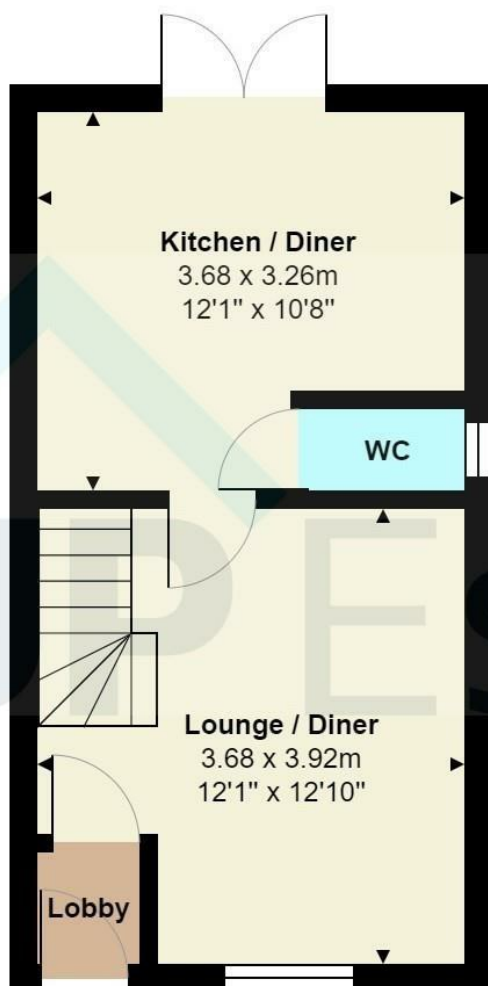
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Lapwing Place, Coventry





CONTACT

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Warwickshire
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UP Estates