



 UP Estates



 UP Estates



 UP Estates



 UP Estates

**2 Bedroom House - End Terrace**  
**located on Moore Close, Coventry**  
**£170,000**

 UP Estates

NO CHAIN is offered on this lovely **\*\*TWO BED END TERRACE PROPERTY - STREET - SOUGHT AFTER LOCATION NEAR TO M6 & COVENTRY - DRIVEWAY PARKING\*\***

Welcome to this wonderfully presented IDEAL FIRST TIME BUY or investment purchase - with a rear garden and modern style layout. The downstairs of this property comprises; entrance hall, lounge, kitchen diner. The upstairs of this property comprises; landing, two bedrooms, main bathroom.

In this house you will find a well maintained interior that has been looked after since the properties build in 1999, and has circa 586 sq ft. With some integrated appliances and fitted wardrobes included, you are never far away from convenience in this potential new home. The space provided to you in the garden allows for green-thumbed projects or relaxing outdoor areas, and benefits from rear/side access into the garden.

The property sits a short drive away from Longford Park and the well-known Arena Shopping Park, situated next to the CBS Arena - perfect for Coventry City fans! You are also located near an access point to the M6 Motorway which leads to the A444 and M69, giving you direct routes to Coventry, Birmingham, Leicester and beyond.

Do not miss an opportunity to view this property - contact Up Estates today!

#### 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: 586.00 sqft

Heating System: Gas Central Heating

Boiler Age: 2020

Consumer Unit/ Fuse Box Location: Hall

#### 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



£170,000

- NO CHAIN
- TWO BED END TERRACE PROPERTY
- DRIVEWAY PARKING
- WELL PRESENTED THROUGHOUT
- FITTED WARDROBES
- SPACIOUS GARDEN
- NEAR MAJOR SHOPPING PARK
- CLOSE ACCESS TO M6
- QUIET CUL-DE-SAC LOCATION



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.

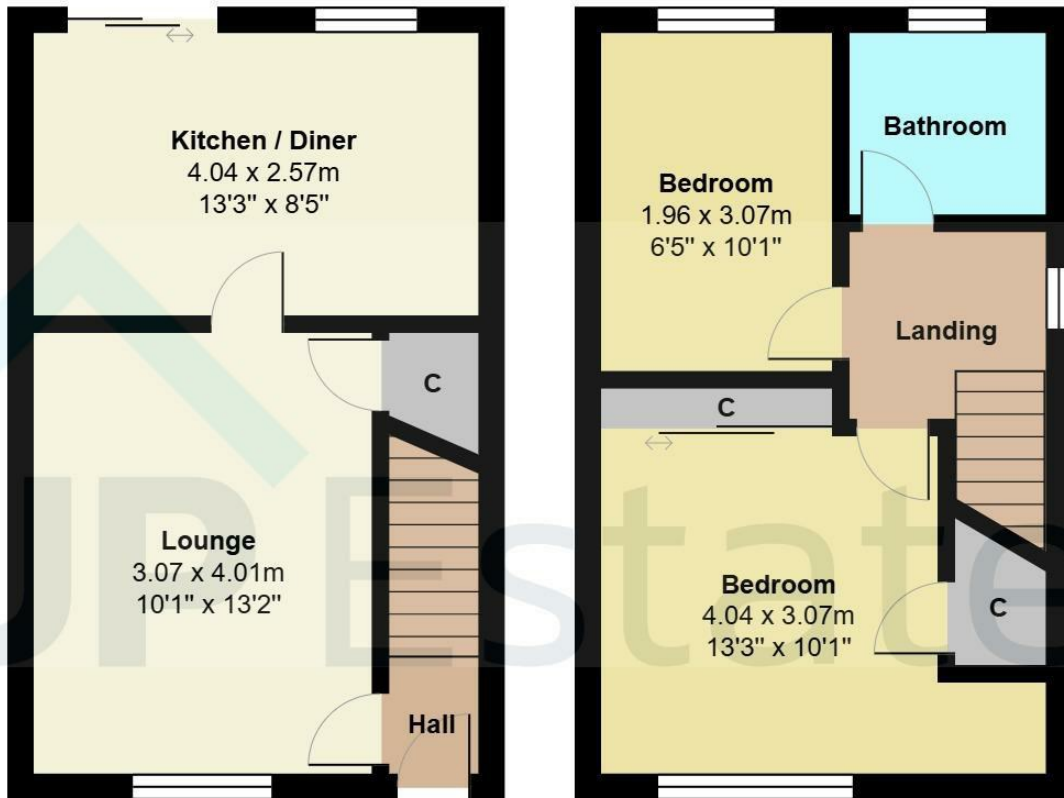
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Moore Close, Longford, Coventry





Total Area: 54.5 m<sup>2</sup> ... 586 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## 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