



3 Bedroom House - Detached
located on Newbold Close,
Coventry
£300,000

UP Estates



****LARGE CORNER PLOT CIRCA 430 SQ METRES - SOUTH FACING SECTIONED REAR GARDEN - DETACHED DORMER BUNGALOW - NO FORWARD CHAIN - SOUGHT AFTER CUL DE SAC IN BINLEY - ORIGINAL PARQUET FLOORING****

This is an exceptional opportunity to purchase a three double bedroom detached dormer bungalow in Newbold Close, Binley which has been lovingly owned since new by one owner! In 2018 this property had a full re-wire, new central heating, boiler and kitchen. The property very briefly comprises; wrap around gardens including walled boundary and fencing to separate the garden, driveway, porch, entrance hall, dining room, living room, kitchen, bathroom and bedroom one on the ground floor. There is original wooden parquet flooring in the hall, bedroom dining room and lounge. To the first floor are two further double bedrooms. This property benefits from no forward chain!

LOCATION

Newbold Close, Binley is tucked away from the hustle and bustle of the city centre, our property finds itself nearby and within easy access to some notable landmarks including; Warwickshire Shopping Park, Copsewood Sports Club, Coombe Abbey Country Park, University Hospital C&W and Coventry Train Station.

Families will also benefit from great local schools such as Ernesford Grange Academy, Ravensdale Primary and Caludon Castle Secondary.

The main Eastern Bypass is within easy reach, providing transport links to the A45 and then the M40 / M1.

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.

£300,000

- NO FOWARD CHAIN
- LARGE WRAP AROUND PLOT
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- SOUGHT AFTER BINLEY CUL DE SAC QUIET LOCATION
- COUNCIL TAX BAND C
- DOUBLE GLAZED & GAS CENTRAL HEATED
- VIEWING IS ESSENTIAL!





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.

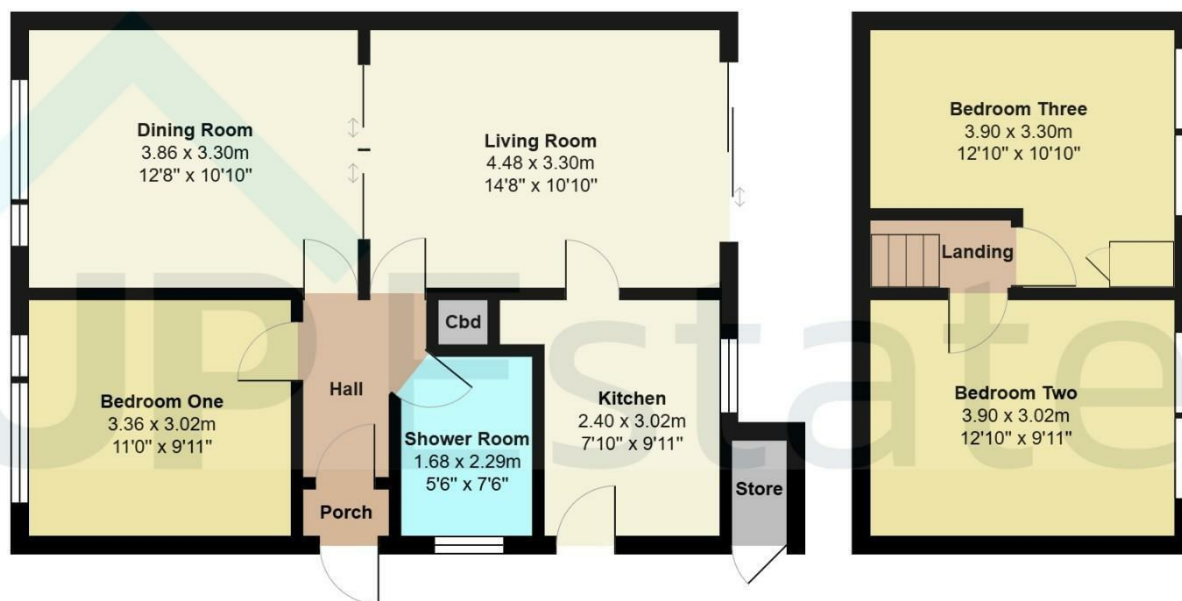






Newbold Close, Coventry





Total Area: 83.7 m² ... 901 ft²

All measurements are approximate and for display purposes only

CONTACT

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