



3 Bedroom House - Semi-Detached
located on Paxton Road, Coventry
£245,000

UP Estates

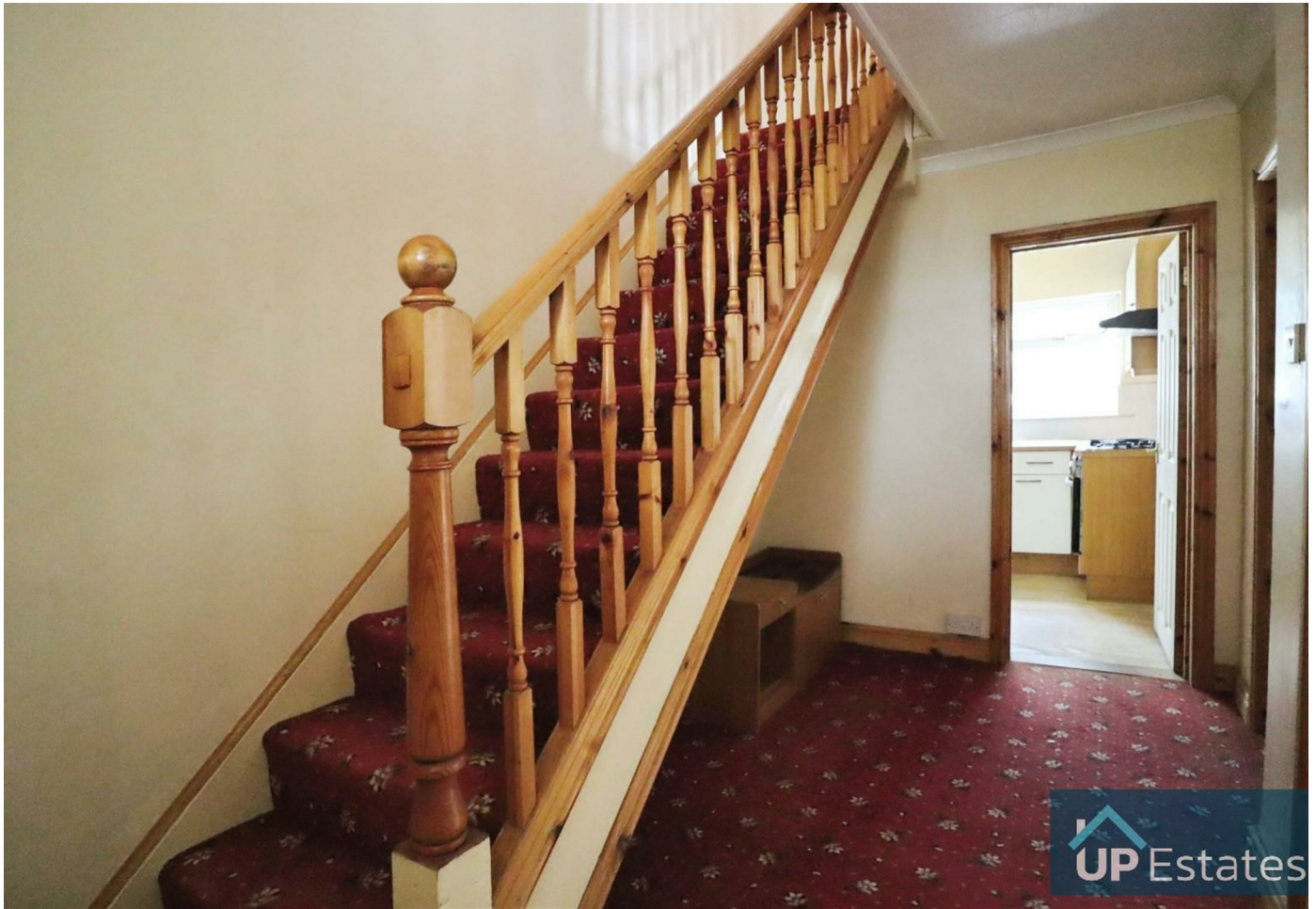


****NO UPWARD CHAIN** **LOCATED ON A SUBSTANTIAL CORNER PLOT WITH A SIDE DRIVEWAY**** Up Estates are pleased to bring to market this three bedroom, semi-detached property which has the benefit of being located on a large corner plot offering a driveway to the side of the property and has the added benefit of having no upward chain. The property is well proportioned and offers excellent potential throughout being located in close proximity to the City Centre and excellent local amenities. In brief the property comprises; Hallway, two reception rooms and kitchen to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally there is access to a lean to/ conservatory, driveway to the side of the property and a large rear garden. There is the added benefit of a new boiler which has been fitted July 2025 and a viewing is advised to fully appreciate all that is on offer with this property.

£245,000

- NO UPWARD CHAIN
- LARGE PLOT WITH PARKING TO THE SIDE
- THREE BEDROOMS
- SEMI-DETACHED PROPERTY
- TWO RECEPTION ROOMS
- BATHROOM
- NEW BOILER FITTED JULY 2025





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.

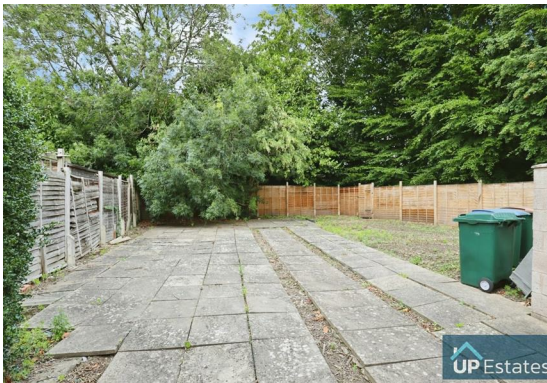


All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance 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.

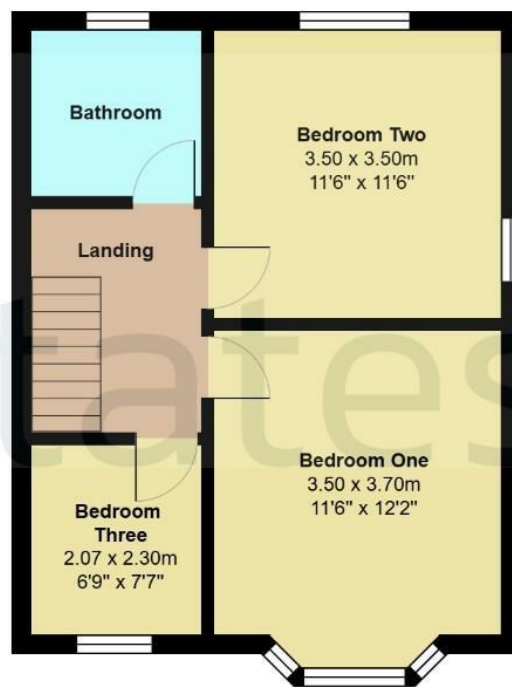
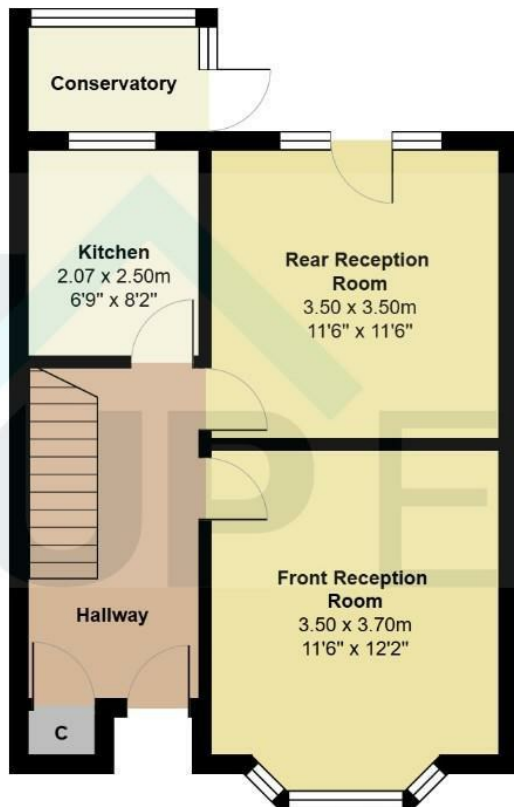
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Paxton Road, Coventry





Total Area: 87.8 m² ... 945 ft²

All measurements are approximate and for display purposes only

CONTACT

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