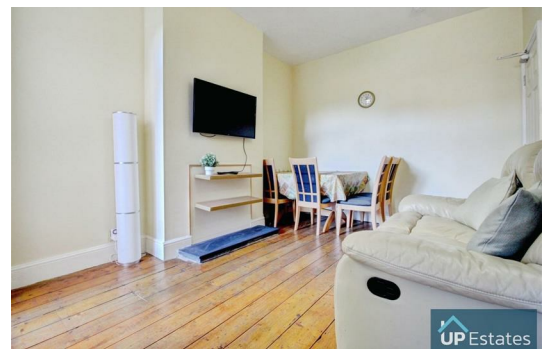




4 Bedroom House - Terraced
located on Middleborough Road,
Coventry
Offers Over £250,000

UP Estates



4



2



1



C

Offers Over £250,000

- NO UPWARD CHAIN
- SOUGHT-AFTER COUNDON LOCATION CLOSE TO CITY CENTRE & COVENTRY UNIVERSITY
- VICTORIAN TERRACED HOME WITH HIGH CEILINGS THROUGHOUT
- FOUR BEDROOMS OR FLEXIBLE TWO-RECEPTION LAYOUT
- GOOD-SIZED LOUNGE/DINER & SPACIOUS KITCHEN/BREAKFAST ROOM
- WC/WET ROOM & FAMILY BATHROOM
- LONG REAR GARDEN & PAVED FRONT GARDEN
- IDEAL FOR FAMILIES OR INVESTORS

| STUNNING VICTORIAN TERRACED HOME | FOUR BEDROOMS | WC/WET ROOM AND BATHROOM | HIGH CEILINGS & CHARACTERFUL FEATURES THROUGHOUT | WALKING DISTANCE TO BABLAKE SCHOOL | NO UPWARD CHAIN | HMO COMPLIANT |

Situated on Middleborough Road, in the sought-after Coundon area of Coventry, this beautifully presented Victorian terraced home offers spacious, characterful accommodation with plenty of flexibility. With the city centre, Coventry University, and Coventry Railway Station within easy reach, as well as excellent local schools and amenities nearby, the location is both convenient and desirable.

The property retains its period charm with high ceilings throughout and a versatile layout. The ground floor features a good-sized lounge/diner, a spacious kitchen/breakfast room, WC wet room and access to the rear garden. The flexible reception space also allows for use as either a fourth bedroom or a second reception room.

Upstairs, there are two generous double bedrooms, a well-proportioned single bedroom, and a family bathroom. The high ceilings and large windows create a bright and airy feel throughout the home.

Externally, the property boasts a long rear garden ideal for families or entertaining accessed from the kitchen, reception room, or rear gated entrance, along with a paved front garden. With its size, character, and potential, this property makes an excellent choice for both families and investors.

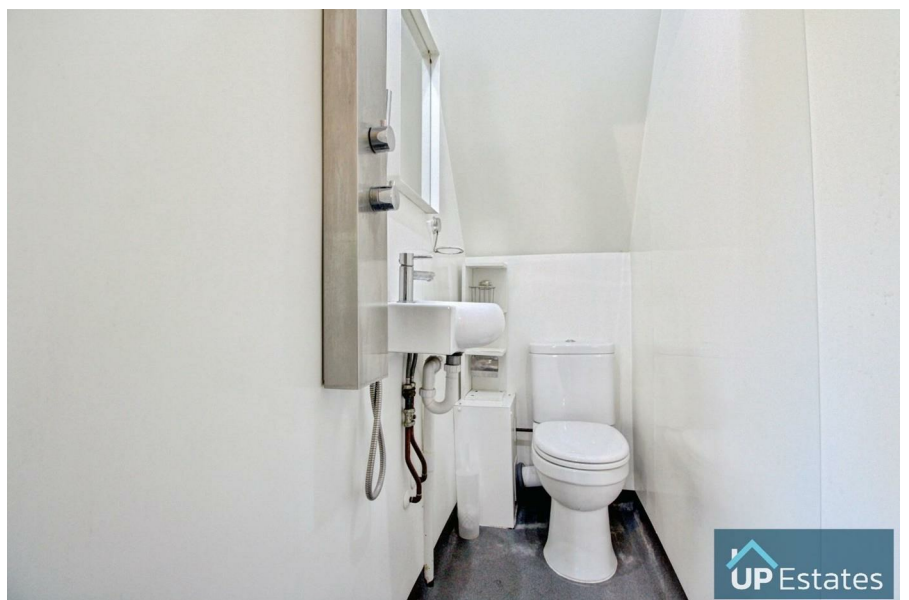
This home also benefits from being HMO compliant and meets current fire safety regulations. A license will need to be applied for by new owners.

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

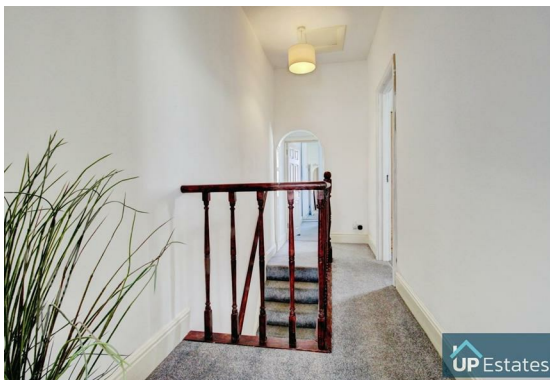
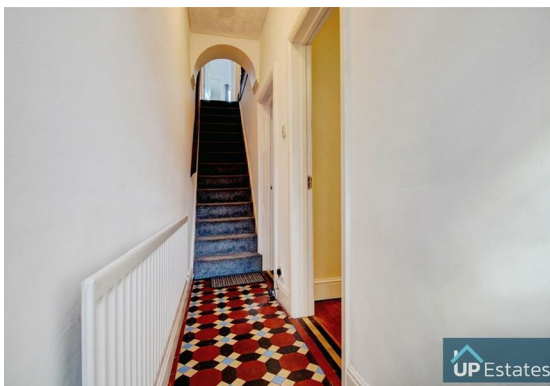




vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.





Middleborough Road, Coventry





Total Area: 88.4 m² ... 951 ft²

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
T: 024 7771 0780

 **UP** Estates