



UP Estates



UP Estates



UP Estates



UP Estates

**2 Bedroom House - End Terrace**  
**located on Bracadale Close,**  
**Coventry**  
**Offers Over £220,000**

UP Estates



2



1



1



D

**Offers Over  
£220,000**

- NO FORWARD CHAIN
- DECEPTIVE END OF TERRACE HOME
- OPEN PLAN LOUNGE DINER
- GARAGE AND SUNNY GARDEN
- SOUGHT AFTER LOCATION
- WELL PRESENTED THROUGHOUT

\*\* NO FORWARD CHAIN - OPEN PLAN LOUNGE/DINER - END OF TERRACE - TWO LARGE DOUBLE BEDROOMS - A STONES THROW FROM CLIFFORD BRIDGE ACADEMY - PRIVATE SUNNY GARDEN - GARAGE (RE-BUILT IN 2016) \*\* This is a fantastic opportunity to purchase a deceptive, end of terrace home tucked away on Bracadale Close. This property boasts a front garden within a private quiet road, yet is surrounded by amenities, transport links and is within close proximity of the University Hospital. The property itself very briefly comprises of; front garden, entrance hall, open plan living room flow through to dining area with patio doors, followed by the kitchen also opening to the sunny private garden and garage built in 2016. On the first floor off of the landing are two well-proportioned double bedrooms and the family bathroom. With this properties prime location, private outlook and having no forward chain, it is an opportunity not to be missed - Call now to secure a viewing!





UP Estates



## LOCATION

Set within walking distance of Clifford Bridge Primary School and local shops, this home offers convenience and connectivity. University Hospital Coventry is nearby, and excellent transport links make commuting easy. Enjoy the perfect balance of suburban tranquillity and city access.

## IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of



any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.



All measurements are approximate and intended as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.



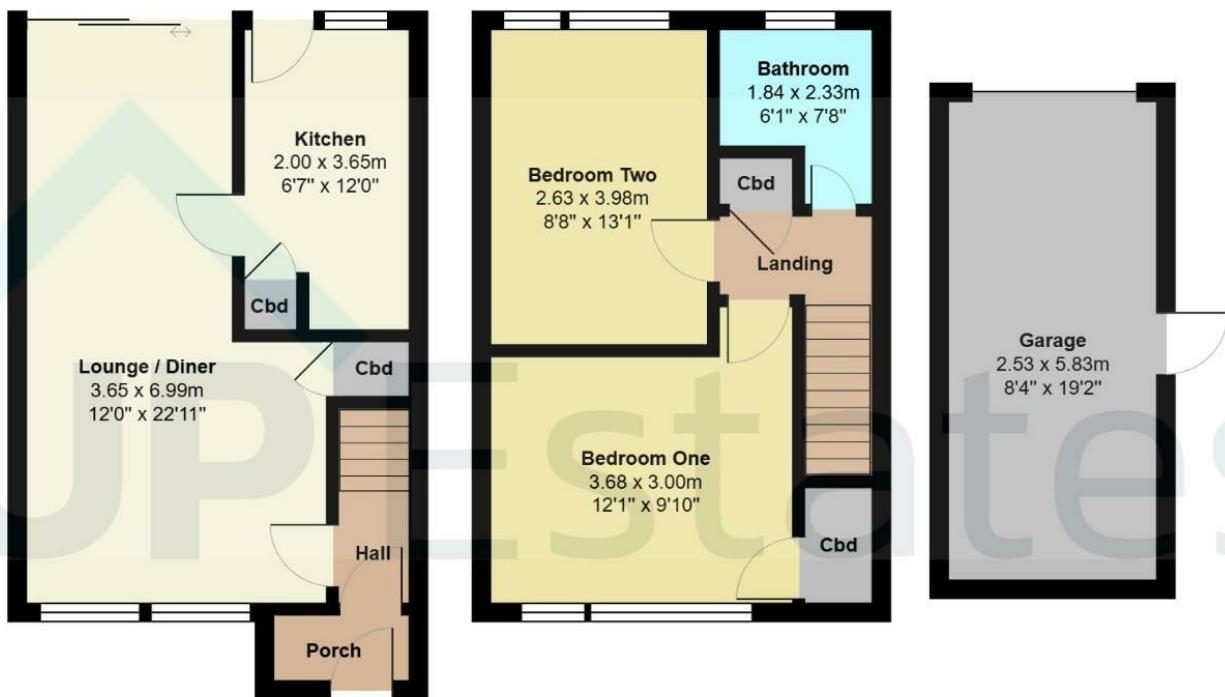


UP Estates

## Bracadale Close, Coventry



UP Estates



Total Area: 66.7 m<sup>2</sup> ... 718 ft<sup>2</sup> (excluding garage)

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