

3 Bedroom House - End Terrace
located on Abbotts Walk, Coventry
£260,000

UP Estates



3



1



null



C

****END TERRACE PROPERTY WITH NEW PORCH AND BLOCKPAVED DRIVEWAY**** Here is an excellent opportunity to purchase this well presented and much loved three bedroom, end terrace where the current owner have lived there for 38 years, which offers a lounge/ diner, recently refitted boiler that was fitted in 2021. Located in the sought after village of Wolston the property is positioned close to the village centre with good local schools and amenities and must be viewed to appreciate. The current owners have added a lot to the property recently including adding a porch in 2023, having a block paved driveway and also benefiting from the garden recently being landscaped. In brief the property comprises; Porch, Hall, W/C, Lounge/ Diner and a Kitchen to the ground floor. To the first floor there are Three Bedrooms and a Family Bathroom. Externally there is a low maintenance rear garden.

Front Aspect

A well presented approach to the property with a greenery to the front, having a new block paved driveway, a new porch within the last 12 months, a ring doorbell, outdoor lighting and a front door leading inside.

Porch

This new porch is the main entrance to the property having a front door leading in from the driveway, a double glazed window to the front and one to the side aspect with newly fitted blinds and there is also a door leading through to the hallway.

Hallway

A welcoming entrance having doors leading into the porch, W/C, lounge/diner and kitchen. It also has two built in cupboards, one under the stairs and stairs ascending to the first floor.

Downstairs W/C

Having a hand wash basin, a low level w/c, a double glazed window to the front aspect and a central heated radiator.

Lounge/Diner

10'9" x 23'6" max

An elegant lounge/diner having a feature fireplace with a surround, coving, a feature light, newly fitted blinds, a central heated radiator and a double glazed window to the front aspect. The dining room area has a central heated radiator and double glazed french doors leading out into the rear garden.

£260,000

- END TERRACE PROPERTY
- NEW PORCH CONSTRUCTED IN 2023
- THREE BEDROOMS
- LOUNGE/ DINER
- KITCHEN
- LANDSCAPED REAR GARDEN





Kitchen

10'5" x 8'6"

A modern kitchen having matching wall and based mounted units with a roll top work surface over and a tiled splashback. There is a freestanding cooker with a hob and an extractor fan over. Including a 1.5 bowl stainless steel sink with a mixer tap and drainer as well as having space for appliances. It also has a central heated radiator and a double glazed window and door to the rear aspect with newly fitted blinds.



Landing

Having stairs rising from the ground floor, a double glazed window to the side aspect, a central heated radiator and doors leading to all accommodation. It also has two built in cupboards.



Bedroom One

10'5" x 12'5"

A well presented bedroom having a central heated radiator and a double glazed window to the rear aspect with newly fitted blinds and access to the loft.



Bedroom Two

10'5" x 10'9"

Having a central heated radiator and a double glazed window to the front aspect with newly fitted blinds.

Bedroom Three

8'9" x 8'6"

Having a central heated radiator and a double glazed window to the rear aspect with newly fitted blinds.

Bathroom

A fully tiled bathroom having a panelled bath with a shower over, a vanity unit hand wash basin and a low level w/c. There is also a central heated radiator and a double glazed window to the front aspect with newly fitted blinds.

Rear Garden

A newly renovated rear garden having decking for a seating area, slate gravel for low maintenance and fencing to the boundaries and having a storage shed.

IMPORTANT NOTE TO PURCHASERS

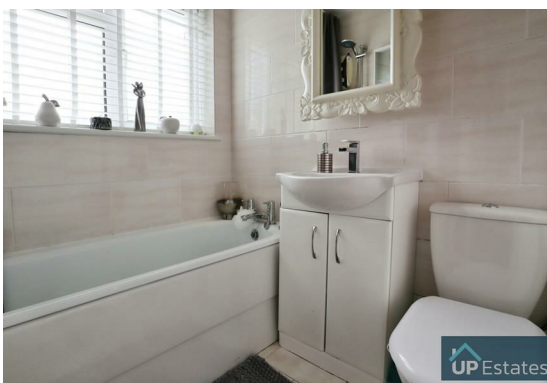
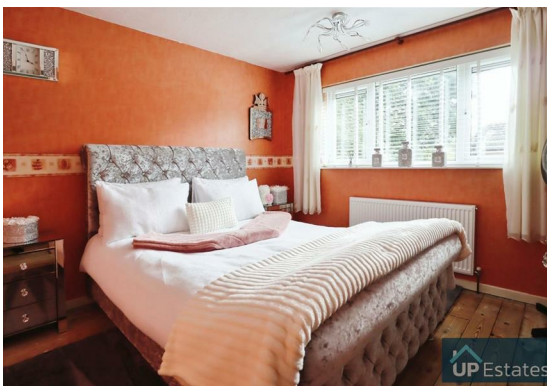
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





Abbots Walk, Wolston, Coventry





Total Area: 90.1 m² ... 970 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

