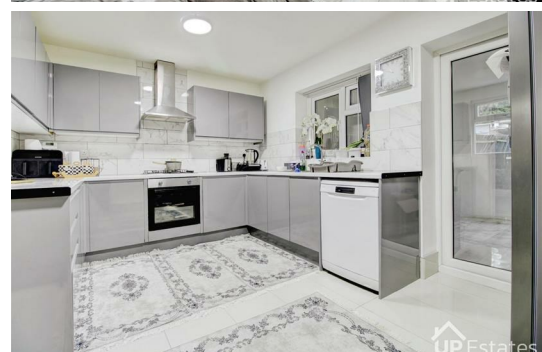
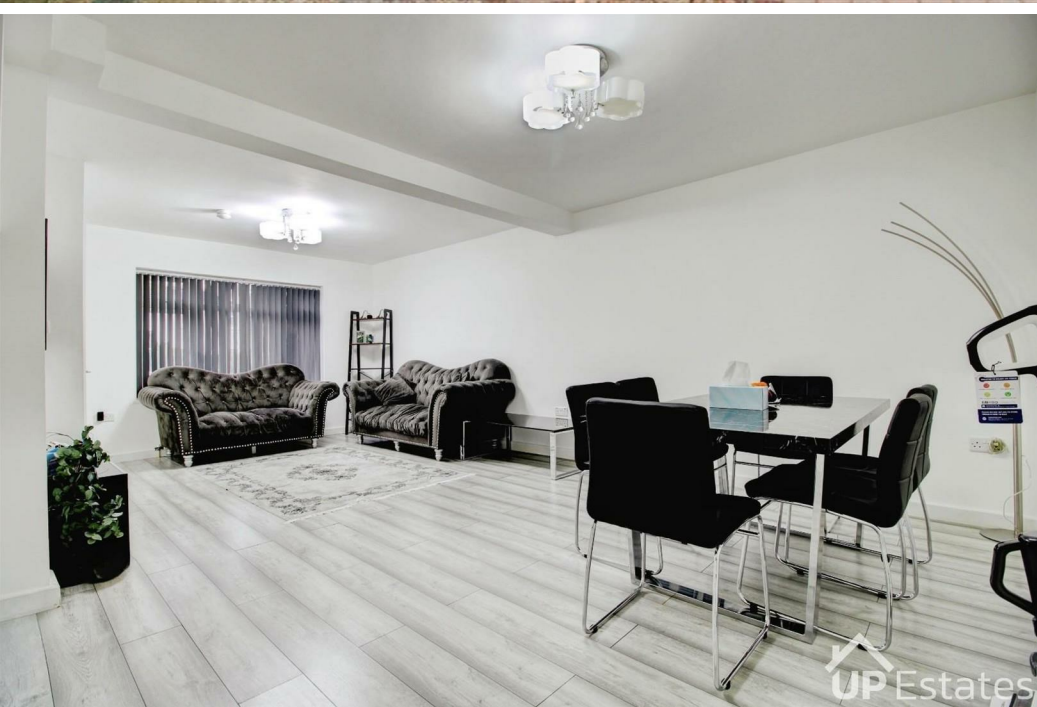




3 Bedroom House - End Terrace
located on Proffitt Avenue, Coventry
Offers Over £240,000

UP Estates



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2

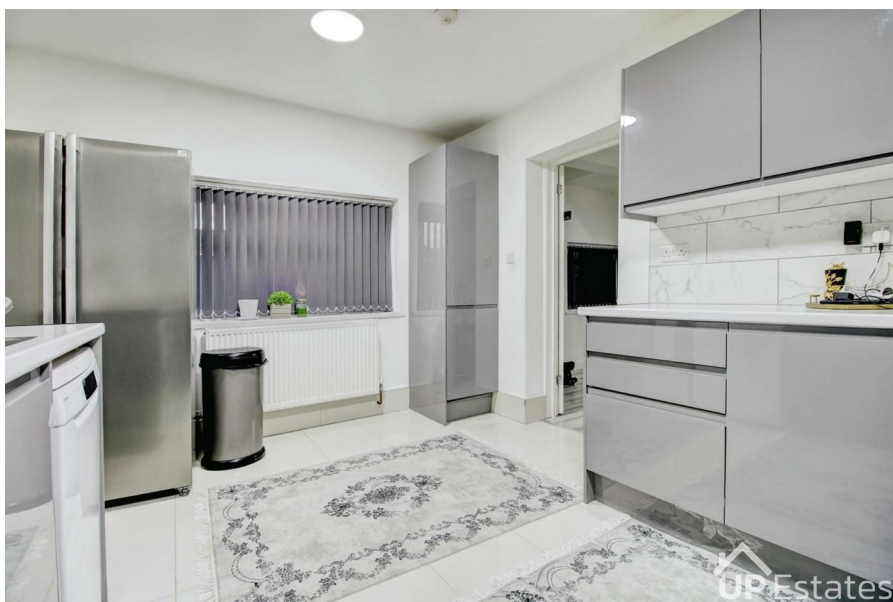


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**** NO FORWARD CHAIN - RENOVATED, EXTENDED
END OF TERRACE FAMILY HOME - TWO
BATHROOMS - KITCHEN/BREAKFAST ROOM - TWO
RECEPTION ROOMS **** This is an exceptional opportunity to purchase a deceptively spacious three bedroom family home on Proffitt Avenue. Much improved, viewing is essential to appreciate this property, very briefly comprising of; block paved frontage, entrance hall, spacious family lounge diner, kitchen breakfast room, playroom/bedroom, shower room/WC and private garden with gated side access all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms and the family bathroom. This property has been much improved since purchase in 2022, including a full re-wire, new windows and new combination boiler. Call now to view!

Offers Over £240,000

- NO FORWARD CHAIN
- EXTENDED AND MUCH IMPROVED FAMILY HOME
- THREE GOOD SIZED BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM





LOCATION

This beautiful end-terrace family home is ideally situated in a convenient location on the north-east side of the city. A variety of local amenities are easily accessible, including local primary schools, the Gallagher Retail Park, and excellent transport links via the A444 dual carriageway.

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

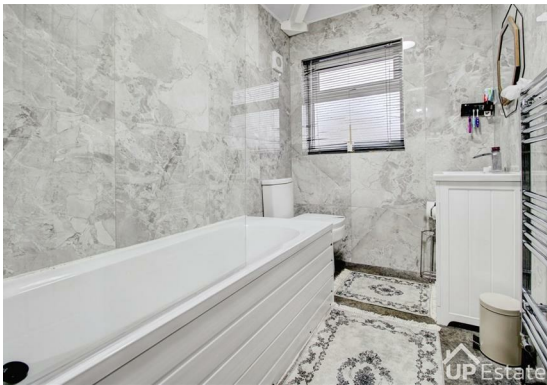


any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

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.



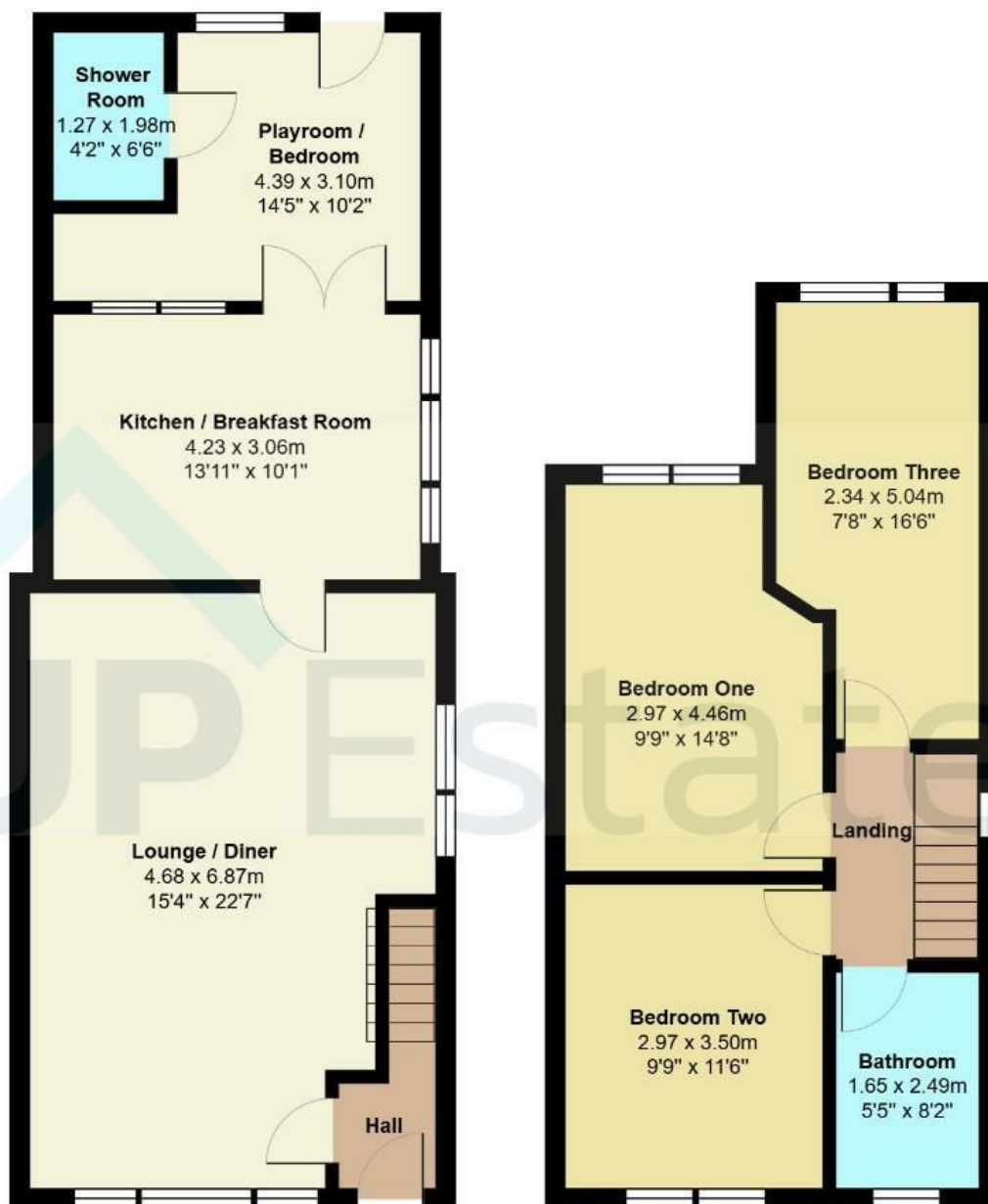
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Proffitt Avenue, Coventry





Total Area: 103.3 m² ... 1112 ft²

All measurements are approximate and for display purposes only

CONTACT

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