



**2 Bedroom Bungalow - Semi
Detached**
located on Naseby Close, Coventry
Offers Over £220,000

UP Estates



NO UPWARD CHAIN | READY TO MOVE INTO | DETACHED GARAGE | QUIET CUL-DE-SAC LOCATION

Offered to the market with no upward chain, this well presented two bedroom bungalow is ready to move straight into and occupies a peaceful cul-de-sac position in the popular area of Binley. Ideally located close to Ernesford Grange Primary School and Community Academy, University Hospital Coventry & Warwickshire, Binley Business Park, Warwickshire Shopping Park and local amenities, the property also benefits from excellent access to the A46.

The accommodation begins with a welcoming entrance hall leading to a spacious living room, with sliding doors opening onto the rear garden, creating a bright and comfortable living space. The well proportioned kitchen offers ample cupboard and worktop space, while the property also benefits from a generous double bedroom, a spacious single bedroom and a family shower room.

Externally, the low maintenance rear garden is fully paved and provides access to the detached garage, offering excellent storage or secure parking. To the front, the property enjoys a low maintenance stone covered garden, enhancing the attractive frontage. The home also benefits from a boiler installed approximately two years ago.

This is a fantastic opportunity to purchase a move-in ready bungalow in a highly sought after and convenient location.

Offers Over £220,000

- NO UPWARD CHAIN
- SPACIOUS LIVING ROOM WITH GARDEN ACCESS
- TWO BEDROOM BUNGALOW
- WELL PROPORTIONED KITCHEN
- FAMILY SHOWER ROOM
- LOW MAINTENANCE FRONT & REAR GARDENS
- DETACHED GARAGE
- BOILER APPROXIMATELY TWO YEARS OLD
- QUIET CUL-DE-SAC CLOSE TO UHCW, THE A46 & LOCAL AMENITIES





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.





Naseby Close, Binley, Coventry





Total Area: 70.9 m² ... 763 ft² (excluding garage)

All measurements are approximate and for display purposes only

CONTACT

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