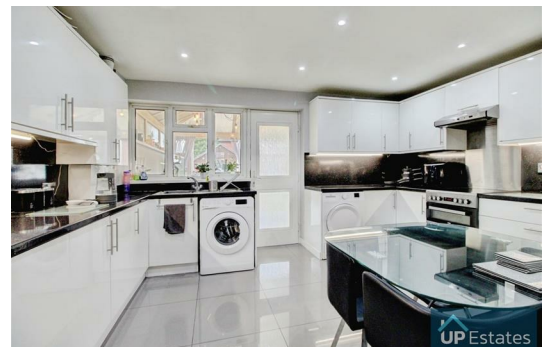




3 Bedroom House - Terraced
located on Nuffield Road, Coventry
£250,000

UP Estates



**** HEAVILY EXTENDED, DECEPTIVELY SPACIOUS AND VERSATILE FAMILY HOME - INSULATED GARDEN ROOM/GYM WITH POWER & LIGHT - USABLE LOFT WITH SKYLIGHTS & RADIATOR - NO FORWARD CHAIN! **** This superbly extended and well presented three-bedroom double bay-fronted home offers generous and versatile living space ideal for modern family life.

Boasting a spacious lounge/diner, a bright kitchen breakfast room, and a charming sun room overlooking a private rear garden, the property has been thoughtfully enhanced throughout.

A standout feature is the fully insulated garden room/gym, complete with power and lighting – perfect for home workouts, office space or a relaxing retreat. The property also benefits from a family bathroom and additional ground floor WC for added convenience.

Upstairs, three well-proportioned bedrooms are complemented by a fantastic loft room featuring skylights and a radiator – offering excellent potential for versatile usage or additional storage. As a result, the roof is only circa 4 years old.

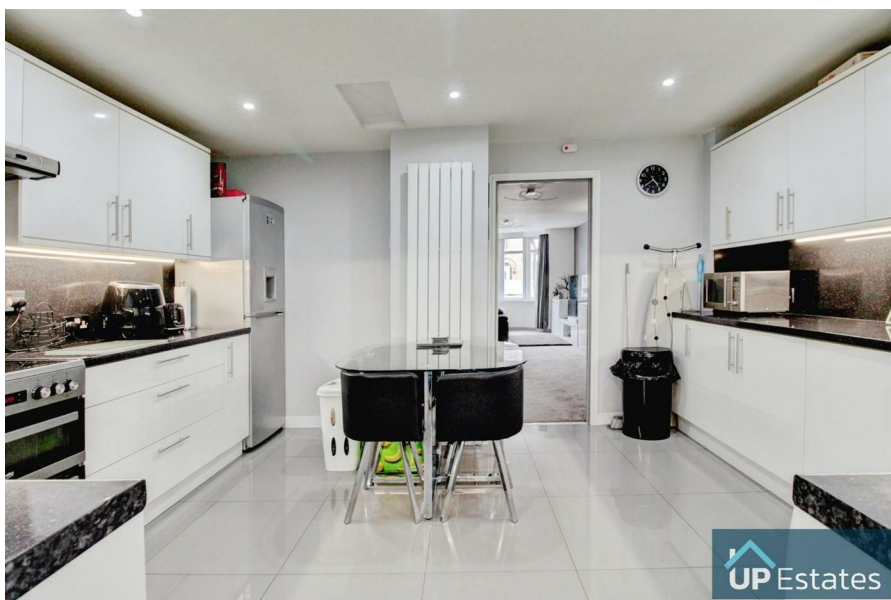
Outside, a secure gated rear access provides vehicle entry, while the front of the property boasts a generous driveway with space for two cars.

Offered with NO FORWARD CHAIN, this fantastic home is ready to move straight into and offers exceptional flexibility for growing families or home workers alike.

Early viewing is highly recommended to fully appreciate the size, quality and versatility on offer!

£250,000

- **** CHECK OUT THE FLOORPLAN! ****
- **HEAVILY EXTENDED FAMILY HOME**
- **NO FORWARD CHAIN**
- **INSULATED GARDEN ROOM WITH POWER/LIGHT**
- **VERSATILE USABLE LOFT**
- **WC & FAMILY BATHROOM**
- **COUNCIL TAX BAND B**
- **EPC RATED C**
- **ROOF/LOFT CIRCA 4 YRS OLD**
- **VIEWING IS ESSENTIAL!**





LOCATION

Situated in a popular and well-connected location, the property is surrounded by an abundance of amenities, including highly regarded schools, Arena Shopping Park and Gallagher Retail Park, and is serviced by multiple bus routes. Excellent road links via the M6 and A444 make commuting a breeze, enhancing the overall appeal.



This well-located, move-in ready home is ideal for families offering the perfect balance of space, convenience, and potential. Call now to view!

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money



Laundrying 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.



UP Estates

Nuffield Road, Coventry



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Total Area: 119.4 m² ... 1286 ft² (excluding eaves storage, cbd, insulated gym / garden room with power & light)

All measurements are approximate and for display purposes only

CONTACT

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