



3 Bedroom House - Detached
located on Gainford Rise, Coventry
£300,000

UP Estates



WELL PRESENTED THREE BEDROOM DETACHED HOME | DRIVEWAY & INTEGRAL GARAGE | POPULAR LOCATION

Beautifully maintained throughout, this spacious three bedroom detached home is situated in a sought after residential location, within walking distance of Clifford Bridge Academy. Conveniently positioned close to local amenities, University Hospital Coventry & Warwickshire and with easy access to the A46, the property is ideal for growing families.

The accommodation begins with an entrance porch leading into a bright and spacious living room. A separate dining room provides the perfect space for family meals and entertaining, while the well proportioned kitchen/breakfast room offers ample cupboard and worktop space. A convenient downstairs WC completes the ground floor.

Upstairs, there are two generous double bedrooms, a spacious single bedroom and a family shower room.

Externally, the property benefits from a low maintenance rear garden with a seating area, ideal for relaxing or outdoor dining. To the front, a lawned garden sits alongside a driveway providing off road parking for multiple vehicles and access to the integral garage.

This fantastic family home combines generous living space with an excellent location and is ready to move straight into.

£300,000

- WELL PRESENTED THREE BEDROOM DETACHED HOME
- TWO DOUBLE BEDROOMS & A SPACIOUS SINGLE BEDROOM
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS WC
- LOW MAINTENANCE REAR GARDEN WITH SEATING AREA
- DRIVEWAY FOR MULTIPLE VEHICLES & INTEGRAL GARAGE
- WALKING DISTANCE TO CLIFFORD BRIDGE ACADEMY
- EASY ACCESS 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 travelling 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.

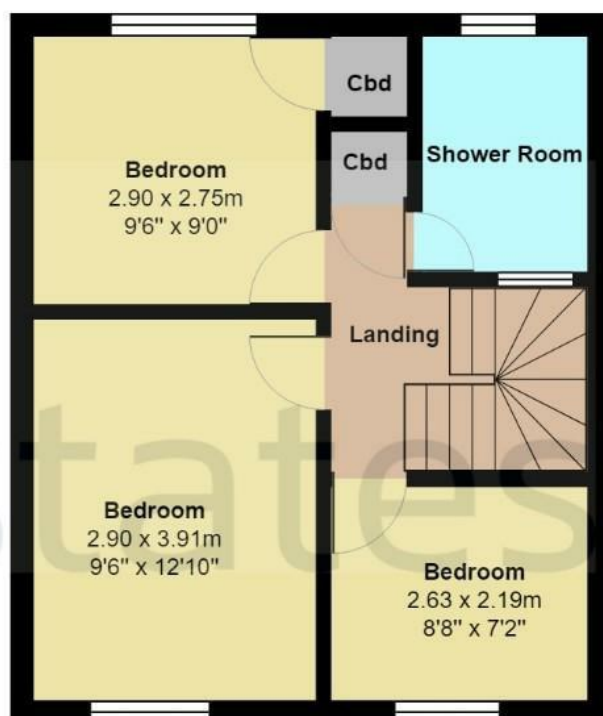
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Gainford Rise, Coventry





Total Area: 90.0 m² ... 968 ft²

All measurements are approximate and for display purposes only

CONTACT

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