



**3 Bedroom House - End Terrace**  
**located on Hothorpe Close,**  
**Coventry**  
**Offers Over £290,000**

**UP Estates**



**\*\*OWNED SOLAR PANELS - SPRAWLING, FLEXIBLE LAYOUT - CHECKOUT THE FLOORPLAN - THREE BEDROOMS - END TERRACE - GREAT REAR GARDEN - SOUGHT AFTER SPOT\*\*** Fantastic opportunity to acquire this lovely family home, in this sought after spot just off Princethorpe Way, with nearby well regarded schools. The property has a host of features, including substantial storage/hobby spaces internally and externally, parking for multiple vehicles and three bedrooms upstairs (two of which are doubles with fitted wardrobes). The owned solar panels are a fantastic feature also, as they provide cost effective electric usage within the property, as well as providing income from the grid each year too.

## Offers Over £290,000

- WOW CHECK OUT THAT FLOORPLAN
- SUPERB END TERRACE
- THREE BEDROOMS
- DRIVEWAY PARKING
- TWO GARAGES - FRONT AND REAR
- LOVELY PRIVATE REAR GARDEN
- SOUGHT AFTER LOCATION





## PROPERTY INFORMATION SUMMARY

### ROOM MEASUREMENTS:

Approximate room dimensions and approximate total floor area are included within our floor plan.

### USEFUL MATERIAL INFORMATION:

Approximate Age of the Property: 57 years (1967)

Council Tax Band: C

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: B

Approx. Total Floor Area: 1453 ft<sup>2</sup>

Specification Finishes of Note: N/A

Outside Space Brief Description: Driveway to front. Large, North facing rear garden. Recently re-landscaped summer house

Selling Vendors Onward Position: N/A

Heating System: Combi boiler with radiators

Boiler Age: 8 years

Boiler Location: Cupboard on landing

Consumer Unit/ Fuse Box Location: Cupboard in kitchen

Loft Hatch Location & Loft Boarding etc Info: Hatch above landing. Insulated and part-boarded with ladder access.

Type of Windows: Double glazing

Garden Orientation: North

Any Rights of Way: No

## 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 contact 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.





Hothorpe Close, Binley, Coventry





Total Area: 135.0 m<sup>2</sup> ... 1453 ft<sup>2</sup> (excluding summer house, garage with power / light)  
 All measurements are approximate and for display purposes only

## CONTACT

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