







2 Bedroom House - Terraced

located on Astley Avenue, Coventry

Offers Over £135,000

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Offers Over £135,000

- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- TERRACED PROPERTY
- BAY FRONTED LIVING ROOM
- KITCHEN / DINER
- SEPARATE UTILITY ROOM
- GROUND FLOOR BATHROOM
- ADDITIONAL LEAN-TO
- ENCLOSED REAR GARDEN
- ACCESS TO LOCAL SHOPS AND TRANSPORT LINKS

NO UPWARD CHAIN | TWO DOUBLE BEDROOMS | KITCHEN / DINER | SEPARATE UTILITY ROOM | ENCLOSED REAR GARDEN

Offered for sale with no upward chain, this two bedroom terraced property on Astley Avenue provides well proportioned accommodation, including a bay fronted living room, kitchen/diner and two double bedrooms.

The ground floor opens into the living room, where a bay window brings in natural light and a fireplace provides a focal point. Beyond the central staircase, the kitchen/diner offers fitted wall and base units, worktop space, a built-in oven and hob, and room for a dining table.

To the rear, a separate utility room provides additional space for laundry appliances and leads to the ground floor bathroom, which comprises a bath with shower over, wash basin and WC. An adjoining lean-to provides further useful space and access to the garden.

Upstairs, the landing leads to two double bedrooms. The front bedroom benefits from two windows, while the rear bedroom has a built-in storage cupboard.

Outside, the property has a small front garden with a pathway to the entrance. The enclosed rear

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.










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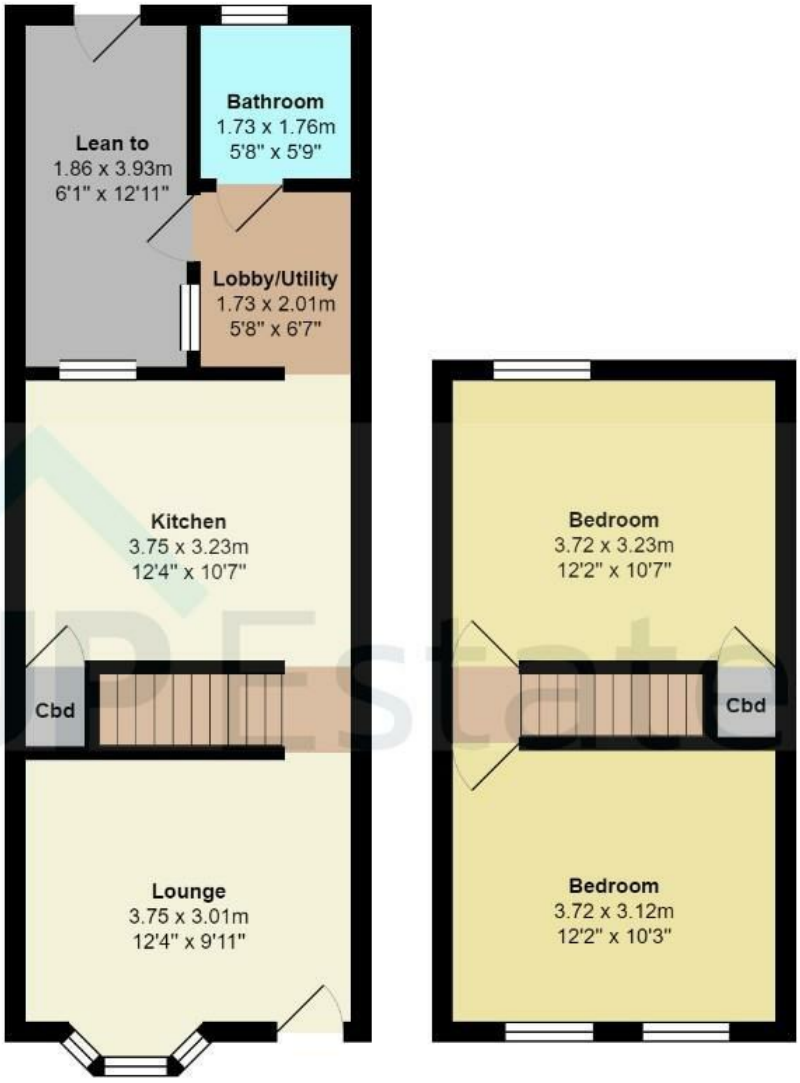

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Astley Avenue, Coventry





Total Area: 71.0 m² ... 764 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates
6 Orchard Court
Binley Business Park
Coventry
Warwickshire
CV3 2TQ

E: enquiries@upestates.co.uk
T: 024 7771 0780