



**3 Bedroom House - Terraced**  
**located on Guphill Avenue,**  
**Coventry**  
**£265,000**

**UP Estates**



£265,000

- Mid-Terraced Property
- Three Bedrooms
- Two Reception Rooms
- Shower Room and Bathroom
- Block Paved Driveway to the Front Aspect
- Stylish Kitchen and Reception Rooms
- Traditional Period Features throughout

**\*\*RARE OPPORTUNITY IN SOUGHT AFTER LOCATION\*\*** Here is a unique opportunity to purchase this beautiful, mid terrace, three bedroom property located within Whoberley on this sought after street which benefits from a stunning outlook to the front aspect. The property is well presented throughout boasting many traditional features and offers two reception rooms, an extended kitchen with two bathrooms. In brief the property comprises; porch, hallway, two reception rooms, kitchen and shower room to the ground floor. To the first floor there are three bedrooms and a family bathroom. Externally the property benefits from a two car driveway to the front aspect and an enclosed rear garden with an initial patio area which extends to a lawn. Viewing is advised to not miss out on this gorgeous family home.

#### Front Aspect

Having a block paved driveway and shrubbery to border.

#### Porch

The main entrance to the property having double glazed doors leading in from the front aspect and a door leading through into the hall.

#### Hall

Having stairs ascending to the first floor, doors leading through into the front and rear reception room and an opening leading into the kitchen. It also has a central heated radiator.

#### Front Reception Room

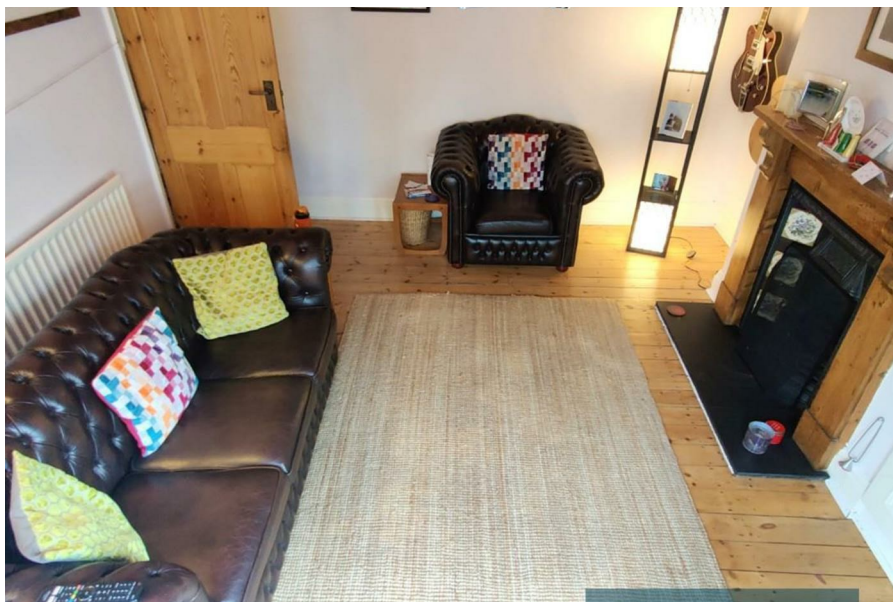
11'11" x 13'9" max

A chic reception room having a feature fireplace with a surround, a double glazed bay window to the front aspect, a built in cupboard and a central heated radiator.

#### Rear Reception Room

11'11" x 12'0"

A stylish reception room having a feature fireplace, a double glazed door leading out into the rear garden with double glazed windows either side, a built in storage cupboard and a central heated radiator.





### **Extended Kitchen**

6'4" x 20'11"

An attractive kitchen having matching wall and base mounted units with a square edged work surface over and a tiled splash back. Benefitting from an integrated oven and an electric hob with an extractor over. Including a stainless steel sink and drainer with a mixer tap as well as having space for appliances. There is a central heated radiator, spot lights, a double glazed window to the side aspect and a double glazed door which leads out into the rear garden. It also has a door leading into the shower room.



### **Shower Room**

Benefitting from a tiled shower cubicle, low level W/C, pedestal wash basin, central heated radiator and double glazed opaque window to the rear aspect.

### **Landing**

Having stairs rising from the ground floor and doors leading into each bedroom as well as the bathroom.



#### **Bedroom One**

11'1" x 11'11"

Having a traditional fireplace, picture rail, a central heated radiator and a double glazed window to the rear aspect.

#### **Bedroom Two**

10'4" x 11'10"

Having a traditional fireplace, picture rail, a central heated radiator and a double glazed window to the rear aspect.

#### **Bathroom**

Being part-tiled and having a roll top bath, a pedestal hand wash basin and a low level w/c. It also has a central heated radiator and a double glazed window to the rear aspect.



#### **Bedroom Three**

7'5" x 8'6"

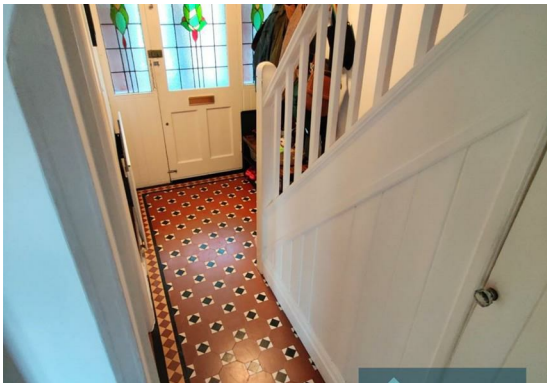
Having a central heated radiator and a double glazed window to the front aspect.

#### **Rear Garden**

A private rear garden with a paved seating area followed by a lawn with fencing along the boundaries.

#### **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 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.



Guphill Avenue, Coventry





Total Area: 94.5 m<sup>2</sup> ... 1017 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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