



**3 Bedroom House - Terraced**  
**located on Kingsway, Coventry**  
**£215,000**

**UP Estates**



3



2



2



D

**£215,000**

- **THREE DOUBLE BEDROOMS**
- **GREAT LOCATION**
- **DECEPTIVELY SPACIOUS**
- **TWO BATHROOMS**
- **TWO RECEPTION ROOMS**
- **FANTASTIC INVESTMENT OR RESIDENTIAL PURCHASE**

**\*\*THREE DOUBLE BEDROOM DECEPTIVELY SPACIOUS FAMILY HOME - TWO BATHROOMS - TWO RECEPTION ROOMS\*\*** This deceptively spacious three double bedroom family home is now available for purchase! Briefly comprising; porch, entrance hall, living room, dining room, kitchen, bathroom and garden all to the ground floor. On the first floor are three double bedrooms and the family bathroom. Located just a 10 minute walk from Coventry City Centre & less than a mile from Coventry University, Kingsway is situated in a fantastic location for families & commuters alike. It is also just a 10 minute drive from University Hospital Coventry & Warwickshire with major transports links nearby. Call now to view!

**PROPERTY INFORMATION SUMMARY**

Council Tax Band: A

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

Approx. Total Floor Area: 1054.00 sqft

Heating System: Gas Central Heating

**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.

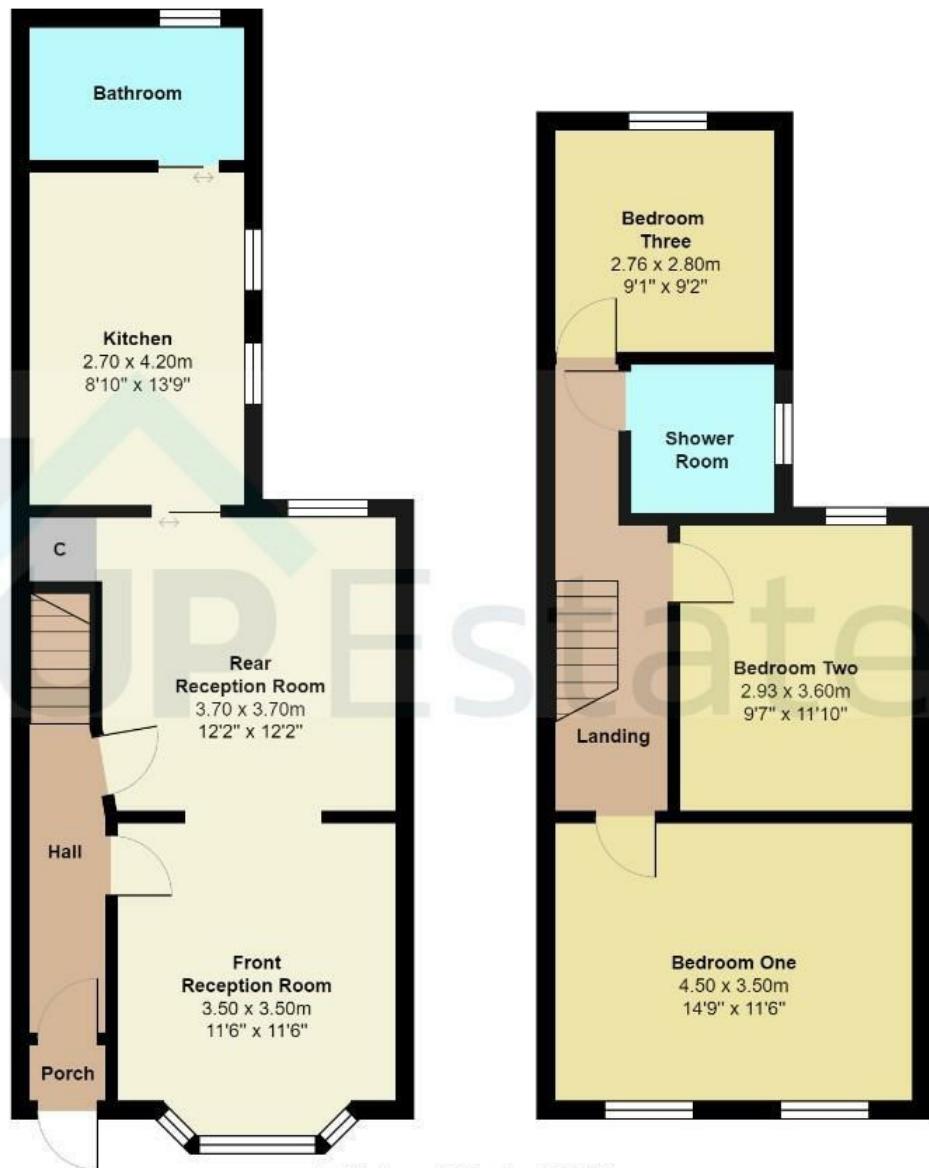






Kingsway, Coventry





## CONTACT

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

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)

T: 024 7771 0780