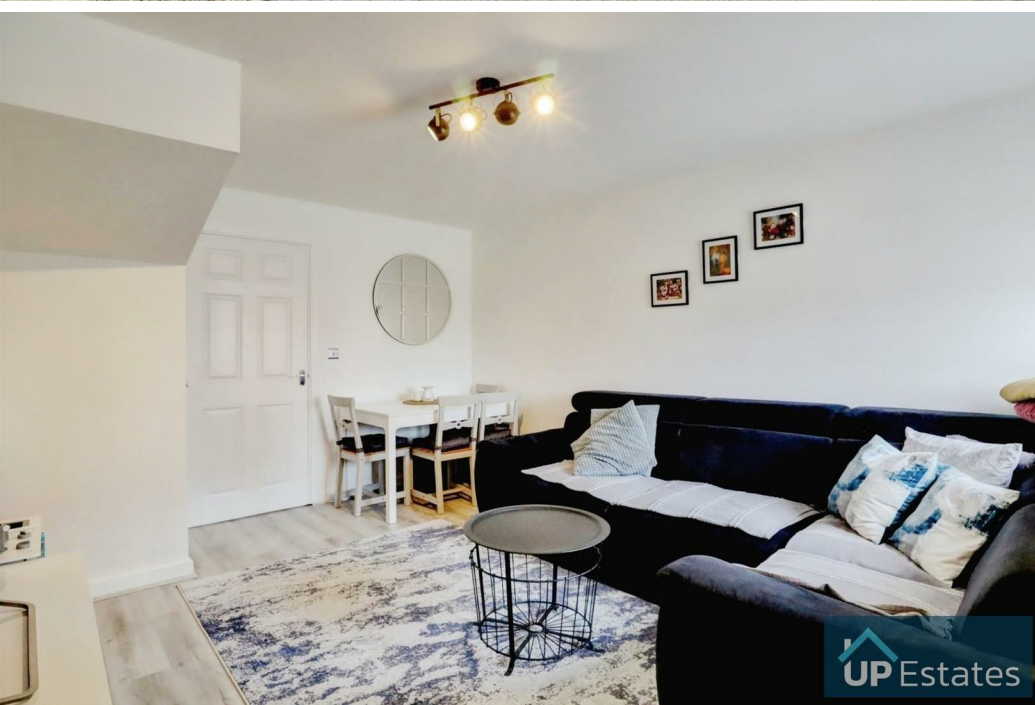




3 Bedroom House - Terraced
located on Arena Avenue, Coventry
Offers Over £260,000

UP Estates



NO UPWARD CHAIN is offered on this FREEHOLD **Modern Style Town House - Three Double Bedrooms - Two Bathrooms + Ground Floor WC - Two Side by Side Driveway Parking Spaces** Ready to move into in lovely order throughout! Situated towards the end/the quiet part of this sought after modern estates, is this three storey property, originally built in 2016. Benefitting from a flexible living accommodation throughout, this home is ideal for young or mature families, and has bedrooms all found to a decent proportion, as well as easy to maintain south west facing rear garden. Call us today to arrange your viewing.

IMPORTANT NOTE TO PURCHASERS

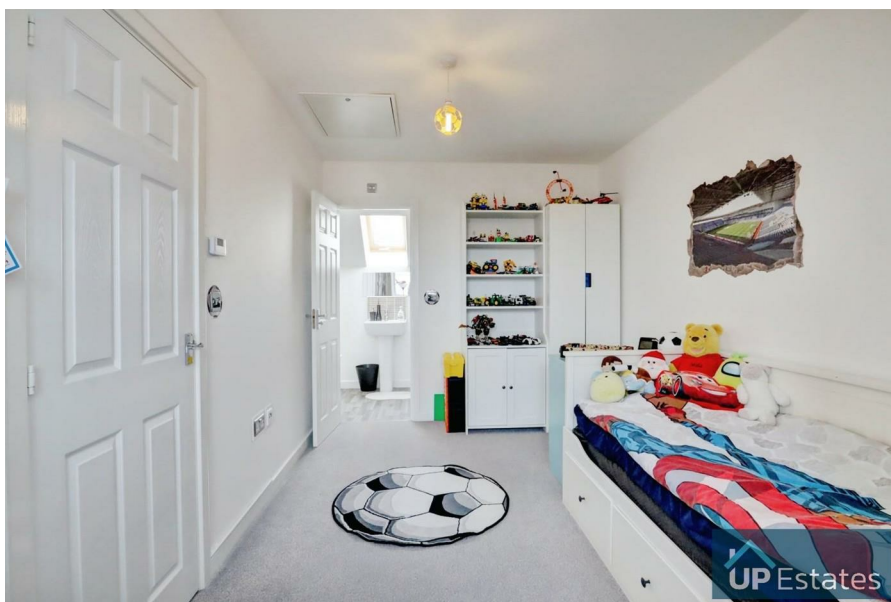
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

Offers Over £260,000

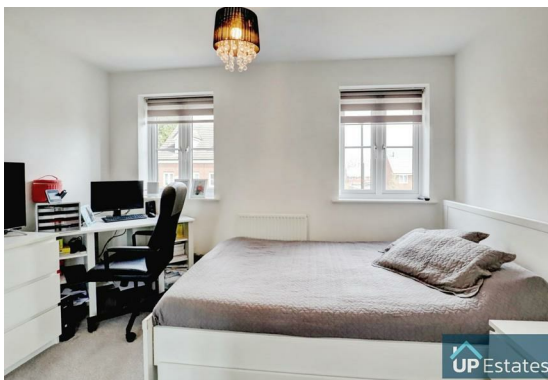
- NO CHAIN
- FREEHOLD MODERN TOWN HOUSE
- THREE BEDROOMS (ONE EN-SUITE)
- TWO BATHROOMS + WC IN TOTAL
- SIDE BY SIDE DRIVEWAY ALLOCATED PARKING FOR TWO VEHICLES
- GOOD DECORATIVE CONDITION THROUGHOUT
- EASY TO MAINTAIN REAR GARDEN
- EPC RATING B84
- OVER 900 SQ FT IN ALL



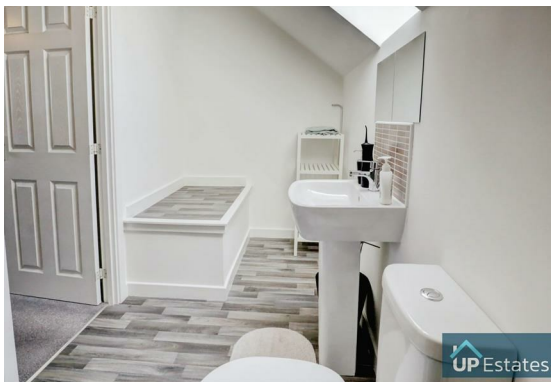
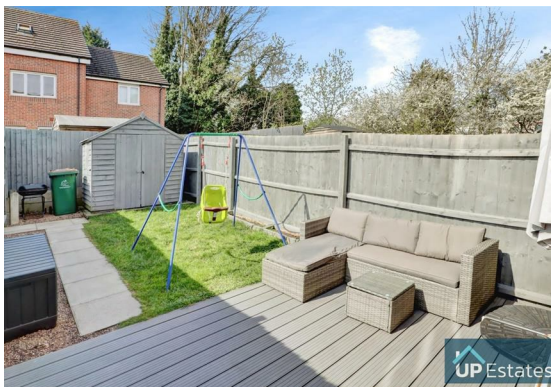


vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

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.



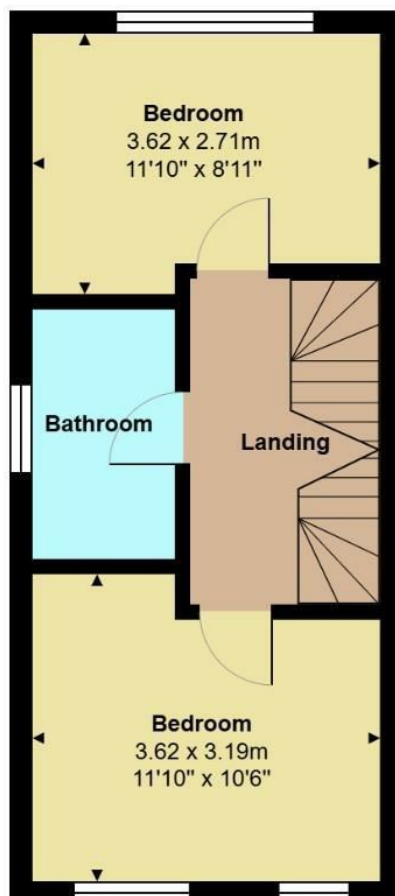
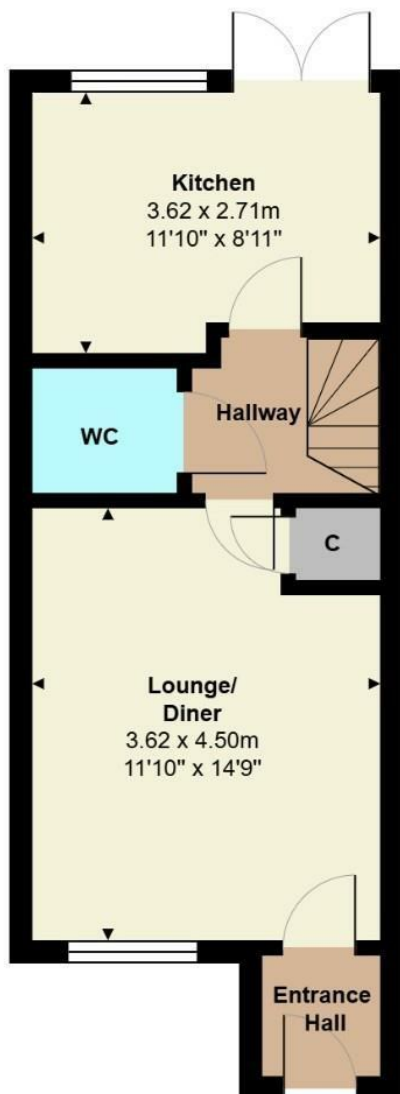
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Arena Avenue, Coventry





Total Area: 84.5 m² ... 909 ft² (excluding wc)

All measurements are approximate and for display purposes only

CONTACT

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T: 024 7771 0780

 **UP** Estates