



2 Bedroom House - Terraced
located on Cornwall Road, Coventry
£200,000

UP Estates



NO CHAIN - EXTENDED - CLOSE TO CITY CENTRE - QUIET STREET WITH DRIVEWAY PARKING Here we have an excellent opportunity to purchase an extended mid terraced property which is located on a cul-de-sac in Coventry just a short distance from the City Centre with a wide range of shops, services and other amenities. Offering living room, kitchen diner, conservatory, garden, two good-sized bedrooms, bathroom, full central heating and double glazing throughout.

GENERAL OVERVIEW

NO CHAIN - CLOSE TO CITY CENTRE - QUIET STREET WITH DRIVEWAY PARKING Here we have an excellent opportunity to purchase a mid terraced property which is located on a cul-de-sac in Coventry just a short distance from the City Centre with a wide range of shops, services and other amenities. Offering two good-sized bedrooms, a conservatory, off-road parking and full central heating and double glazing throughout. In brief, the property comprises; Hall, Lounge, Kitchen/Diner and Conservatory to the ground floor. On the first floor there are Two Bedrooms and the Bathroom. Externally there is a driveway to the front for parking multiple vehicles, and to the rear there is an enclosed garden. Council Tax Band A

HALL

With stairs ascending to the first floor and a door leading to the Lounge.

LOUNGE

12'0" x 13'11"

With a double glazed window to the front aspect, a central heated radiator, access to a storage cupboard beneath the stairs and a door leading into the Kitchen/Diner.

£200,000

- No Upward Chain
- Mid Terrace
- Two Good-Sized Bedrooms
- Kitchen/Diner
- Conservatory
- Driveway Parking
- Enclosed Rear Garden





KITCHEN/DINER

15'2" x 8'8"

A social Kitchen/Diner with a central heated radiator, space for a dining table, a window overlooking the conservatory and doors leading into the Conservatory. The kitchen includes a matching range of wall and base mounted units with roll top work surfaces over, tiled splash back, a stainless steel sink with drainer and mixer tap, an oven with gas hob over, and space for a fridge-freezer and other appliances.

CONSERVATORY

14'8" x 8'9"

Having tiled flooring, double glazed windows and doors leading out into the rear garden.



LANDING

With stairs rising from the ground floor and doors leading to accommodation.

BEDROOM ONE

12'1" x 10'4"

A double bedroom having a central heated radiator, access to a storage cupboard and a double glazed window to the front aspect.



BEDROOM TWO

8'7" x 12'6"

A double bedroom with central heated radiator and double glazed window

BATHROOM

6'5" x 9'6"

A fully tiled bathroom comprising a panelled bathtub, separate shower cubicle, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.

FRONT ASPECT

Offering a sizeable driveway for off-road parking.

GARDEN

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

PROPERTY INFORMATION SUMMARY

Council Tax Band: A

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 847.00 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 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.





Cornwall Road, Coventry





Total Area: 78.7 m² ... 847 ft²

All measurements are approximate and for display purposes only

CONTACT

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