



2 Bedroom Maisonette
located on Winslow Close, Coventry
£165,000

UP Estates



****NO FORWARD CHAIN - GARAGE STORE WITH POWER/LIGHT & DRIVEWAY - FRONT AND REAR GARDENS - FANTASTIC TWO BEDROOM MAISONETTE - GREEN TO FRONT ASPECT**** This is an exceptional opportunity to purchase a well presented two bedroom maisonette tucked away on Winslow Close, Allesley Park. The property is conveniently situated allowing easy access on flat pathways to local amenities including schools, doctors surgery and convenience stores! The property itself overlooks green space to the front aspect and briefly comprises; driveway, gated front garden with decked seating area, entrance hall, living room, kitchen, two bedrooms, shower room and rear garden allowing access to the garage store boasting power/light. This home is double glazed and central heated throughout.

PROPERTY INFORMATION SUMMARY

Council Tax Band: A

Local Authority: Coventry

Tenure: Share of Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 623.00 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

£165,000

- NO FORWARD CHAIN
- FRONT & REAR GARDENS
- FLAT WALK TO A WIDE RANGE OF AMENITIES
- GARAGE STORE WITH POWER & DRIVEWAY TO SIDE ASPECT
- TWO BEDROOMS
- COUNCIL TAX BAND A





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.

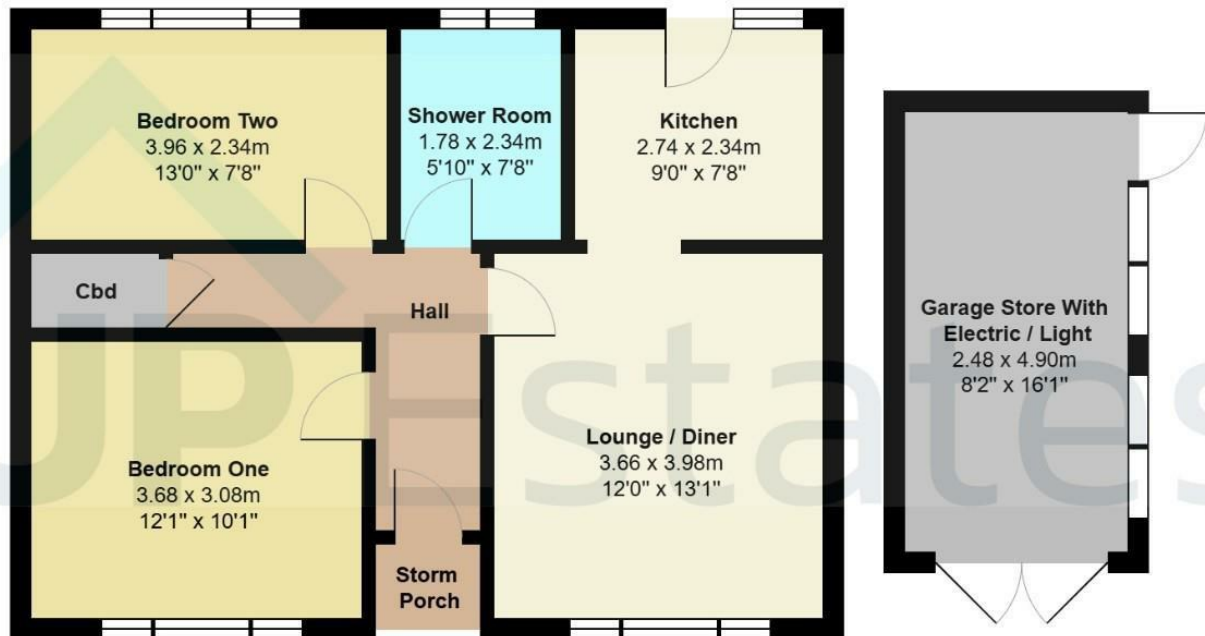






Winslow Close, Coventry





Total Area: 57.9 m² ... 623 ft² (excluding garage store with electric / light)

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

 **UP** Estates