



UP Estates



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**2 Bedroom House - End Terrace**  
**located on Repton Drive, Coventry**  
**£175,000**

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**\*\*NO UPWARD CHAIN\*\* TWO DOUBLE BEDROOMS\*\*** Here is a fantastic opportunity to purchase this well presented and attractive, two double bedroom, end terrace property which will make an excellent purchase for anybody looking at purchasing their first home or as a landlord.

The property offers a generous lounge/ diner and has the benefit of being fully double glazed with gas central heating throughout. In brief the property comprises; Porch, lounge/ diner with stairs rising to the first floor and kitchen to the ground floor with built in induction hob and electric oven. To the first floor there are two bedrooms and a family bathroom with shower over bath. New carpets in the bedrooms and stairs and landing. Externally there are gardens to the front and rear with a garage located to the rear of the property with power and lighting.

Located within easy reach of local schools, shops, and transport links, this property offers convenience as well as comfort. With its flexible layout, and being well presented it offers an abundance of natural light, this home is perfect for families seeking space, practicality, and energy efficiency in a desirable and sought after location.

£175,000

- NO UPWARD CHAIN
- WELL PRESENTED END TERRACE PROPERTY
- TWO DOUBLE BEDROOMS
- ATTRACTIVE LOUNGE/ DINER
- KITCHEN LOCATED TO REAR
- GARAGE AT THE REAR OF THE PROPERTY
- QUIET END OF CUL-DE-SAC
- EPC RATING C





### **IMPORTANT NOTE TO PURCHASERS**

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Repton Drive, Coventry





Total Area: 68.5 m<sup>2</sup> ... 737 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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