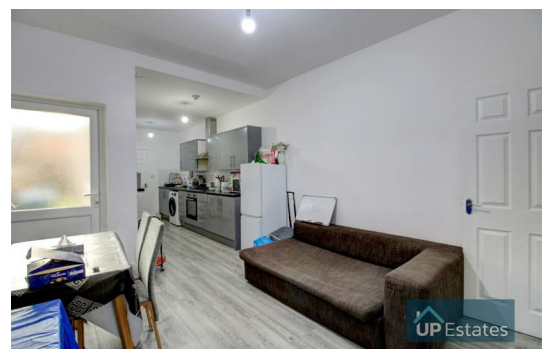
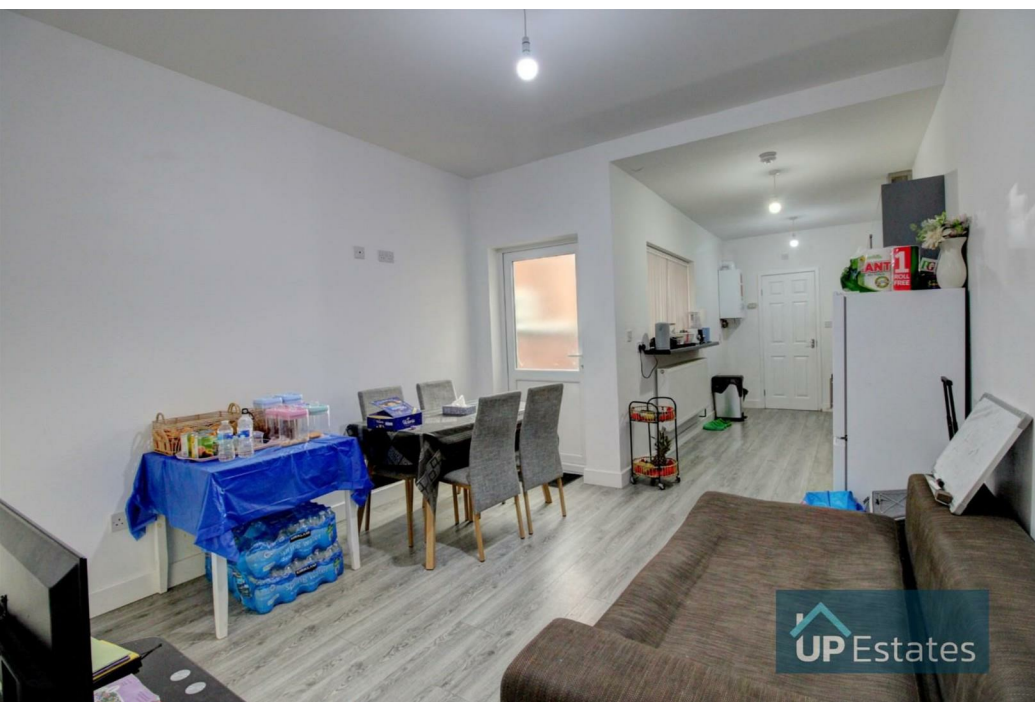




3 Bedroom House - Terraced
located on Hugh Road, Coventry
£220,000

UP Estates



****NO CHAIN – THREE STOREY – OPEN PLAN LIVING KITCHEN DINER – FANTASTIC LOCATION – USABLE LOFT WITH ENSUITE SHOWER ROOM****

Here is a brilliant opportunity to purchase a deceptively spacious terrace home, offered with no forward chain and benefiting from full central heating and double glazing.

Situated in a popular area of Coventry, the property is conveniently located just a short distance from a wide range of shops and local amenities in the city centre and surrounding areas.

This well-presented home features a modern open-plan Living/Kitchen/Diner, sitting room/bedroom, ground floor shower room, two further double bedrooms, a usable loft with ensuite shower room, and an enclosed rear garden.

The property also offers great investment potential, currently achieving £1,325 per month in rent, with a planned increase due in August, providing a strong rental yield in an increasingly sought-after area.

LOCATION

Hugh Road is perfectly positioned less than a mile from Coventry City Centre, West orchards shopping centre, and a short bus route to the UHCW Hospital, making it an ideal choice for both students and busy professionals alike. With the added convenience of the A444 just minutes away, getting around the city has never been easier.

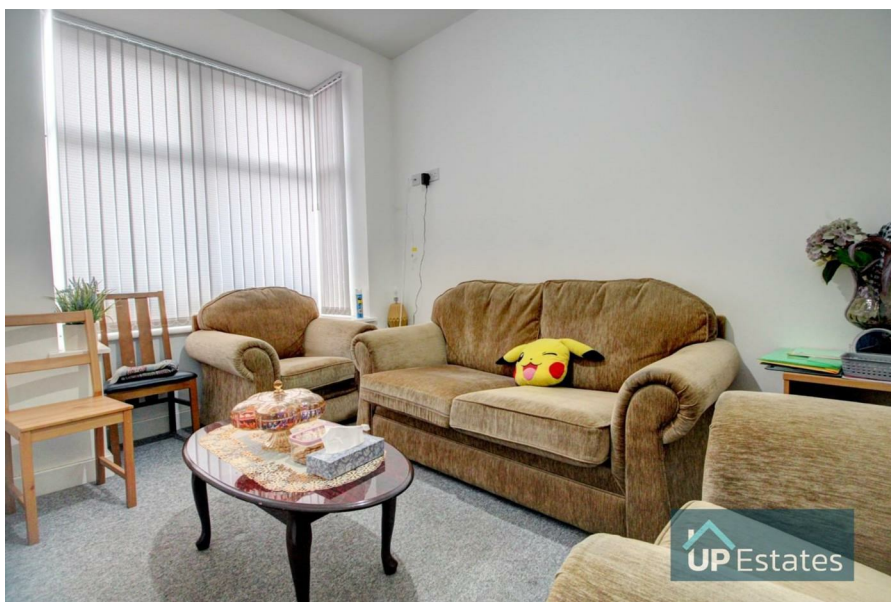
IMPORTANT NOTE TO PURCHASERS

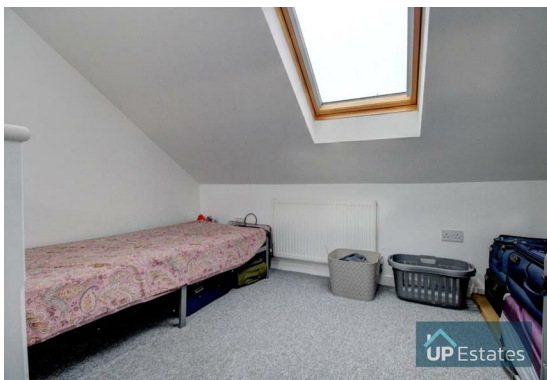
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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

£220,000

- NO FORWARD CHAIN
- ENSUITE & BATHROOM
- THREE STOREY TERRACED HOME
- DECEPTIVELY SPACIOUS
- USABLE LOFT
- POPULAR LOCATION SURROUNDED BY AMENITIES





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.

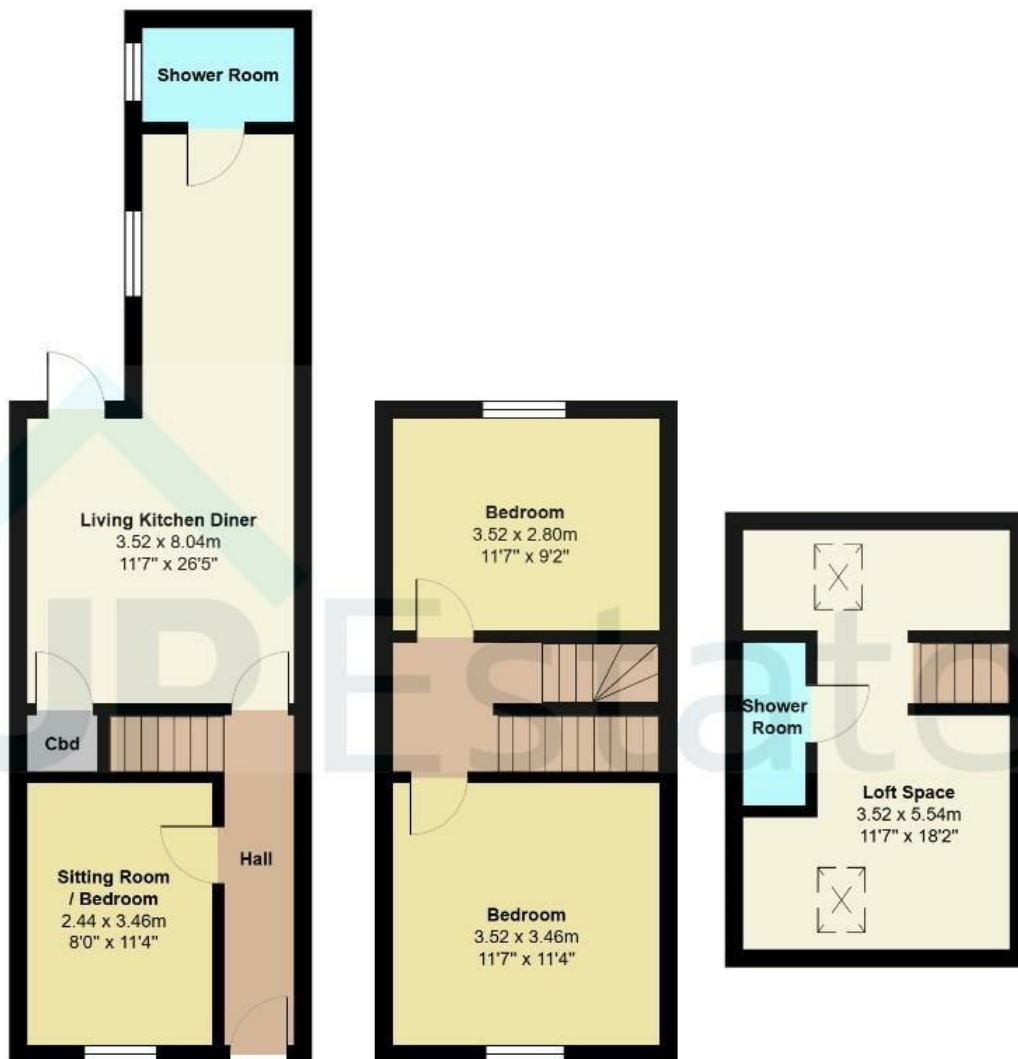
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Hugh Road, Coventry





Total Area: 88.1 m² ... 948 ft²

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