

**2 Bedroom House - Terraced**  
**located on Ambleside, Coventry**  
**Offers Over £180,000**

**UP Estates**



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## Offers Over £180,000

- EXTENDED TO THE REAR
- TWO RECEPTION ROOMS
- POPULAR CUL DE SAC
- SURROUNDED BY AMENITIES/SCHOOLS
- TWO DOUBLE BEDROOMS
- RE-WIRED 2020 & MADE TO FIT WOODEN BLINDS THROUGHOUT

\*\*EXTENDED TWO DOUBLE BEDROOM HOME\*\* This lovely, extended, two double bedroom home is now available for purchase! Situated in a cul de sac, surrounded by local amenities and schools, this property very briefly comprises; front garden, porch, entrance hall, living room, kitchen diner, conservatory, garden with shed and secure gated vehicle access to the ground floor. On the first floor are two double bedrooms and the family bathroom. This property benefits from being re-wired in 2020 and garage foundation in the garden.

### FRONT ASPECT

Having walled front garden and pathway leading to porch door.

### PORCH

With double glazed windows and door into entrance hall.

### ENTRANCE HALL

With stairs ascending to the first floor and door into living room.

### LIVING ROOM

11'5" x 12'7"

A lovely living room with double glazed windows with made to fit wooden blinds, central heated radiator and door into kitchen diner.

### KITCHEN DINER

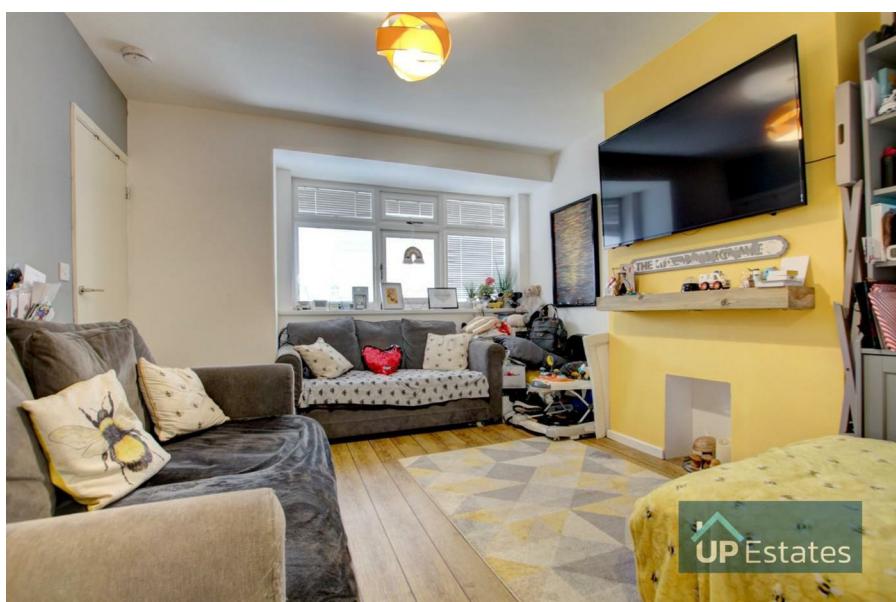
14'8" x 10'11"

A modern kitchen diner boasting a matching range of wall and base mounted units, space for furnishings, double glazed window and door to conservatory, integrated appliances including; double fan oven, induction hob, extractor fan and dishwasher. There is also space for further appliances.

### CONSERVATORY

14'0" x 6'2"

Having a range of double glazed windows, lighting and doors to the rear aspect.





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#### REAR ASPECT

Initially paved followed by lawn with fenced boundary, storage, shed currently utilized as gym and secure gated rear vehicle access. There is also foundation for a garage.

#### LANDING

With doors leading to accommodation and cupboard.

#### BEDROOM ONE

11'7" x 11'5"

A double bedroom with central heated radiator, integrated wardrobes storage and double glazed windows with made to fit wooden blinds,

#### BEDROOM TWO

8'4" x 10'11"

A double bedroom with central heated radiator, & double glazed windows with made to fit wooden blinds.





#### BATHROOM

5'9" x 3'3", 216'6"

Being tiled throughout, having paneled bath with shower oven, central heated towel rail, opaque double glazed window and wc/hand wash basin mounted in vanity unit.

#### DISCLAIMER

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.



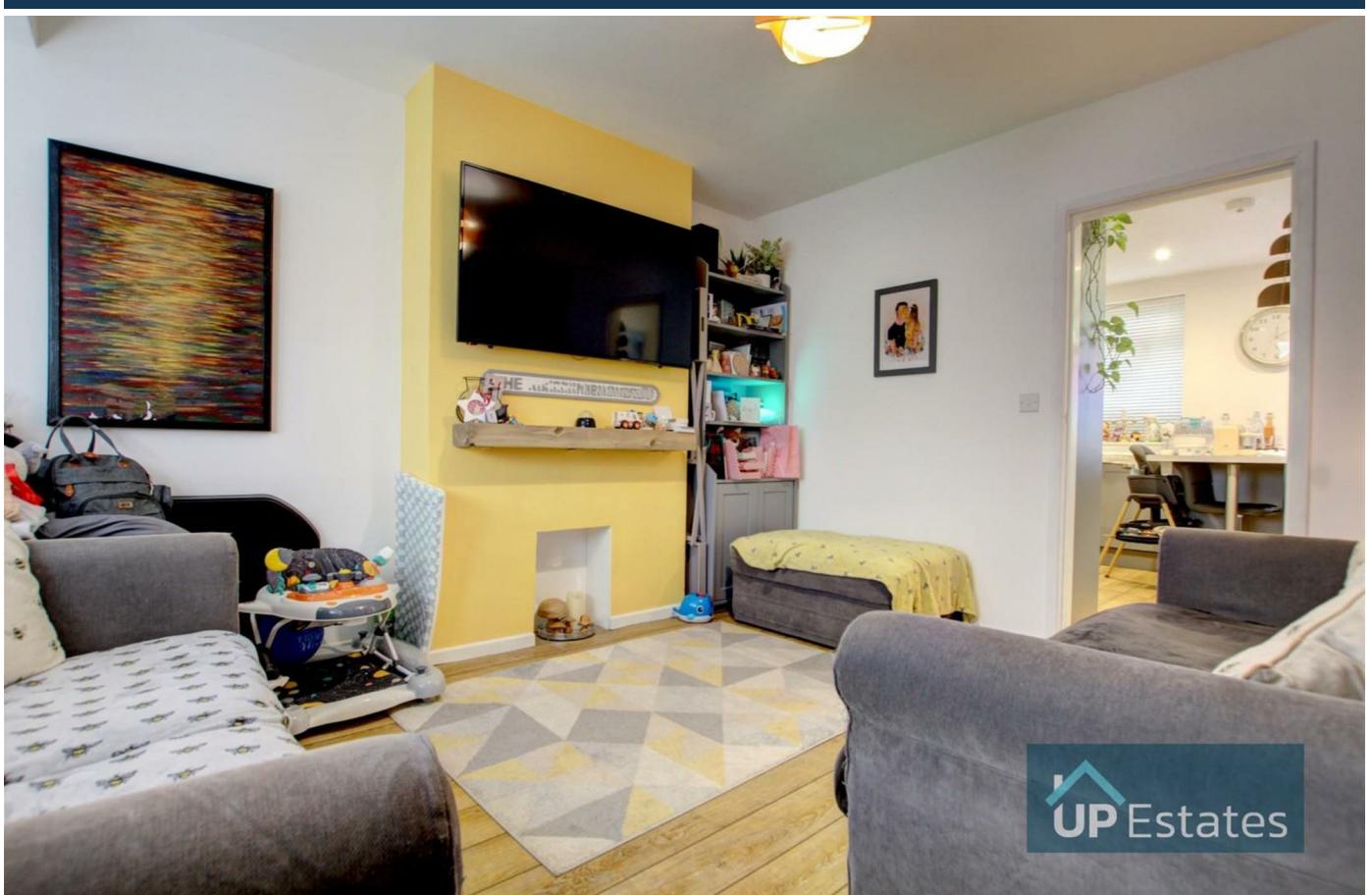
All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

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





Ambleside, Coventry





Total Area: 70.8 m<sup>2</sup> ... 762 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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