



3 Bedroom House - Terraced
located on St. Catherines Close,
Coventry
£155,000

 **UP Estates**



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£155,000

- SPACIOUS FAMILY HOME
- NO FORWARD CHAIN
- THREE GOOD SIZED BEDROOMS
- LARGE LOUNGE WITH LOG BURNER
- DRIVEWAY & LARGE GARDEN
- COUNCIL TAX BAND A
- NO SERVICE CHARGES/GROUND RENT
- 936 YEARS ON LEASE

** No Forward Chain - Spacious Three Bedroom Family Home - Beautifully Maintained Throughout - Driveway & Large Garden - Feature Log Burner - Double Glazed & Gas Central Heated Throughout

** This is a fantastic opportunity to purchase a deceptively spacious three bedroom family home, with no forward chain! Viewing is essential to appreciate this property which very briefly comprises; driveway, porch, entrance hall, modern re-fitted kitchen diner with integrated; sink, gas hob, oven, extractor, fridge and freezer, followed by the family living room (boasting log burner!) and beautiful rear garden all to the ground floor. On the first floor off of the landing are three well proportioned bedrooms, all with integrated wardrobe storage, followed by the spacious re-fitted shower room. The boiler is circa 5 years old and the property is double glazed throughout. Call now to view!





This property has a tenure of leasehold, the remaining term is 963 years. We have been advised from the vendors there are no service charge/ground rental fees. This information should be verified via your conveyancer.

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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



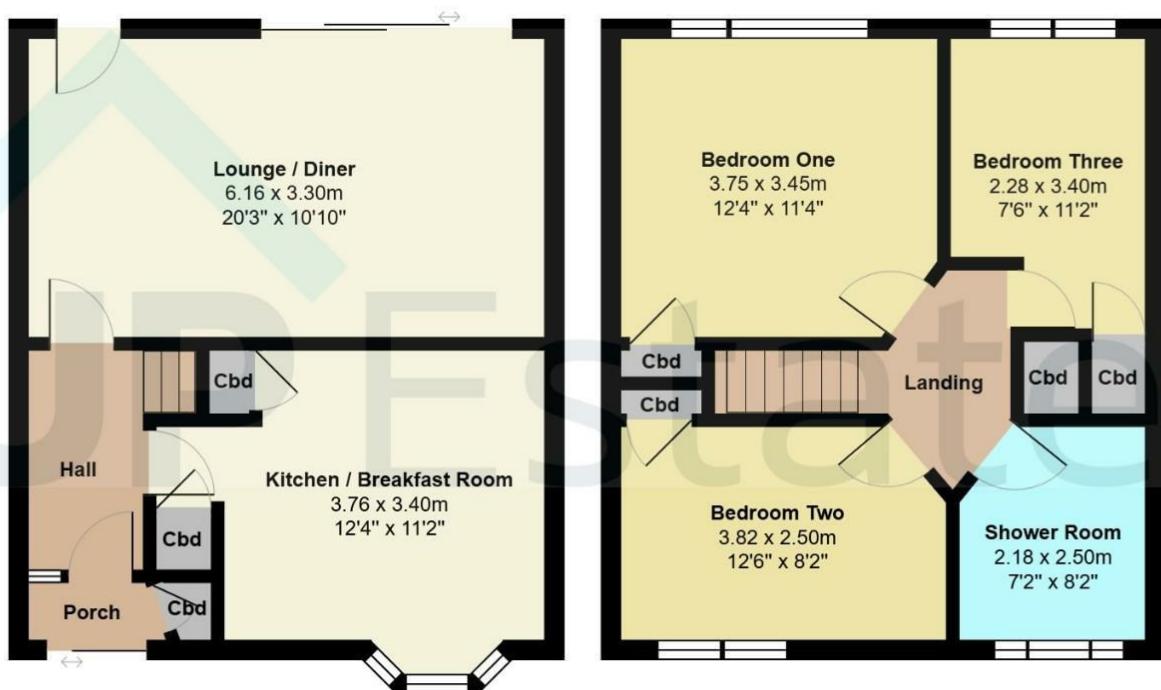
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





St. Catherines Close, Coventry





Total Area: 86.7 m² ... 934 ft²

All measurements are approximate and for display purposes only

CONTACT

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