



**3 Bedroom House - Terraced**  
**located on Pancras Close, Coventry**  
**£215,000**





3



1



2



C

**£215,000**

- EXTENDED THREE BEDROOM FAMILY HOME
- WC & BATHROOM
- GARAGE & DRIVEWAY
- QUIET CUL DE SAC LOCATION
- SURROUNDED BY AMENITIES & EASY ACCESS TO UNIVERSITY HOSPITAL
- WELL PRESENTED THROUGHOUT

**\*\*THREE BEDROOM EXTENDED FAMILY HOME - WC & BATHROOM - LOVELY GARDEN WITH GARAGE - QUIET CUL DE SAC LOCATION\*\*** Tucked away in this lovely quiet cul-de-sac is this lovely three-bedroom family home.

Surrounded by amenities, convenience is at your doorstep with local shops, schools, and the university hospital within close proximity! The property itself briefly comprises; a welcoming entrance hall, spacious lounge diner perfect for entertaining, kitchen, lean to and a convenient downstairs WC.

On the first floor off of the landing are three generously sized bedrooms along with a family bathroom.

Externally there is an attractive frontage benefitting from driveway, while to the rear there is the meticulously maintained rear garden complete with rear access and a garage for added convenience.

Call now to secure a viewing appointment!





## PROPERTY INFORMATION SUMMARY

Council Tax Band: B

Local Authority: Coventry

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: C

Approx. Total Floor Area: 981.00 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 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.





UP Estates

## Pancras Close, Coventry



UP Estates



Total Area: 91.9 m<sup>2</sup> ... 989 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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