



**2 Bedroom Bungalow - Semi
Detached
located on Newbold Close,
Coventry
£275.000**

UP Estates



NO UPWARD CHAIN | FULLY RENOVATED THROUGHOUT |
TWO DOUBLE BEDROOMS | OPEN PLAN LIVING | EV
CHARGING POINT | READY TO MOVE INTO

This beautifully renovated two bedroom semi detached Bungalow is offered to the market with no upward chain and is ready to move straight into. Situated in a quiet cul-de-sac in Binley, the property benefits from excellent access to local amenities, transport links and nearby road networks.

The ground floor features a bright and spacious open plan lounge, kitchen and dining area, finished to a modern standard and creating a fantastic space for everyday living. Just off the kitchen is a separate utility room along with a stylish downstairs shower room. The ground floor also benefits from a spacious double bedroom with its own ensuite shower room.

Upstairs, the property offers a large double bedroom complete with a walk-in wardrobe and a separate WC. Additional storage is available via a built-in storage cupboard and useful eaves storage.

Externally, the rear garden is well maintained and provides a pleasant outdoor space. To the side of the property there is a private parking space, with two further parking spaces to the front of the property. The home also benefits from an electric vehicle charging point.

This fantastic property offers modern, flexible accommodation and would be ideal for first time buyers, downsizers or investors.

£275,000

- NO UPWARD CHAIN
- FULLY RENOVATED THROUGHOUT
- TWO DOUBLE BEDROOMS
- SPACIOUS OPEN PLAN LOUNGE / KITCHEN / DINER
- SEPARATE UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- GROUND FLOOR DOUBLE BEDROOM WITH ENSUITE
- MAIN BEDROOM WITH WALK-IN WARDROBE & WC
- WELL MAINTAINED REAR GARDEN
- THREE PARKING SPACES & EV CHARGING POINT





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.

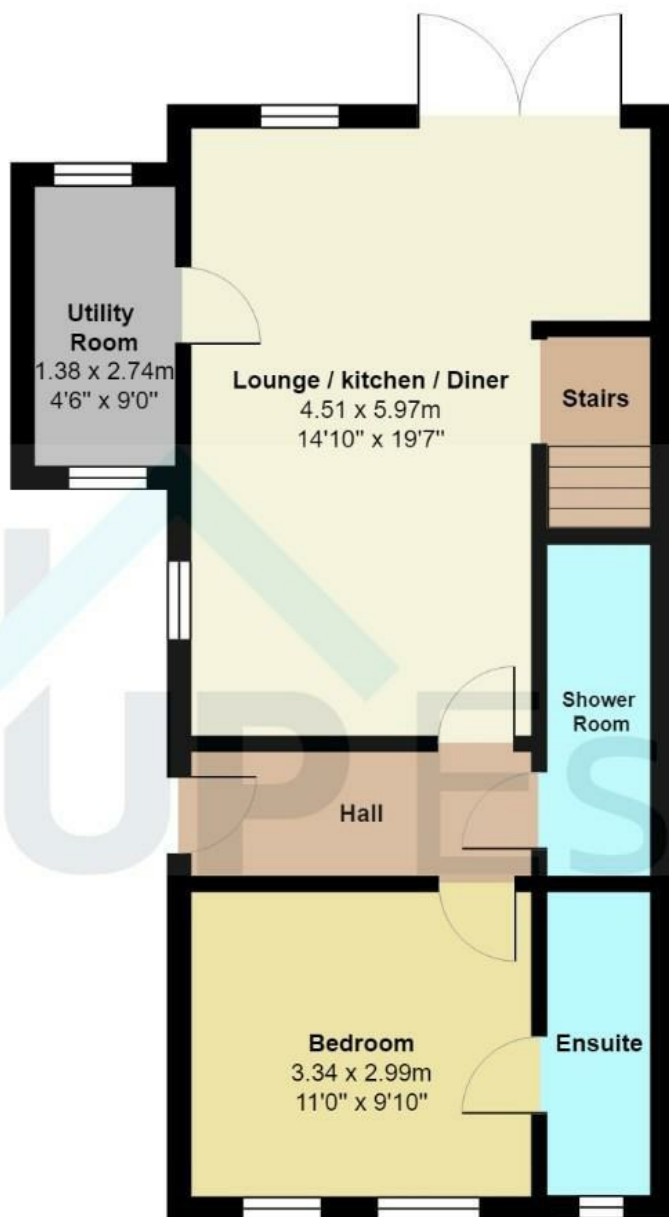
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Newbold Close, Binley, Coventry





Total Area: 80.0 m² ... 861 ft² (excluding eaves storage)

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