



Ryders Hill Crescent, Nuneaton, CV10 9EW

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* WESTBURY WONDER ! \*\*\* Here is a modern end mews residence built by Westbury Homes circa 2002 on the periphery of this small development just off Camp Hill Road which would make an excellent first time or rental investment with rentals achieved nearby in excess of £725pcm.

The property offers easily managed accommodation with gas fired central heating, upvc double glazing, driveway, garage and is ideally placed with nearby amenities, great road links, no upward chain and is worthy of an early viewing.

Briefly comprising: hallway, guests cloakroom, kitchen with built in oven and hob, lounge / diner with patio doors, landing, two bedrooms and bathroom. Driveway, garage and south westerly facing rear garden with decking. EPC RATING C.







## Key Features

- Modern end mews residence
- Excellent first time / rental investment
- No upward chain
- Gas heating & Upvc Dbl Glazing
- Lounge/ diner & kitchen
- Two bedrooms & bathroom
- Drive garage & rear garden
- EPC RATING C

**£170,000**



#### GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: B

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

#### HALL

8'4 x 3'4

With sealed unit double glazed front entrance door, central heating radiator, part laminate wooden flooring, stairs rising to the first floor and doors to the guests cloakroom, kitchen and lounge.

#### GUESTS CLOAKROOM

2'10 x 5

Equipped with a white suite comprising a low flush WC and corner wash handbasin with tiled splashbacks. Central heating radiator, obscured UPVC double glazed window to the front, vinyl wooden effect flooring and extractor fan.

#### LOUNGE

16'2 x 13'6 max

With central heating radiator, UPVC double glazed double opening patio doors out to the wooden decked patio and rear garden beyond, UPVC double glazed window to the rear, laminate wooden flooring and useful understairs storage cupboard.

#### KITCHEN

6'11 x 8'5

Being partly tiled to the walls and equipped with a range of maple style units to three sides comprising an inset single drainer stainless steel sink with mixer tap and fitted base unit. Additional base units and drawers with working surfaces over, built in stainless steel oven, four ring stainless steel hob and extractor hood, plumbing and space for an automatic washing machine, space for tall fridge / freezer and fitted wall cabinets. Wall mounted boiler, plinth mounted heater, UPVC double glazed window to the front and wood effect floor covering.

#### LANDING

With loft hatch overhead, fitted smoke alarm and doors to both bedrooms and bathroom.

#### BEDROOM ONE

11' max x 13'7

With two central heating radiators, two UPVC double glazed window to the front and built in double door wardrobe.

#### BEDROOM TWO

9'8 max x 13'7 max

With two central heating radiators, built in double door wardrobe and two UPVC double glazed windows to the rear

#### BATHROOM

7'2 x 6'5

Being fully tiled around the bath and equipped with a white suite comprising: panelled bath with built in shower over, pedestal wash hand basin with tiled splashbacks and low level WC. Central heating radiator, obscured UPVC double glazed window to side, shaving point/light, extractor fan and wood effect vinyl floor covering.

#### OUTSIDE

To the front of the property there is a small loose stone fore garden and path to the front door with small canopy porch over, driveway providing vehicle parking for one vehicle and direct access to the brick built garage. The garage has up and over entrance door and storage space in the roof eaves. Timber gated side access to the rear garden. The rear garden is south westerly facing and has a full width wooden decked patio, lawn with borders to each side, fenced boundaries and and side timber gate.





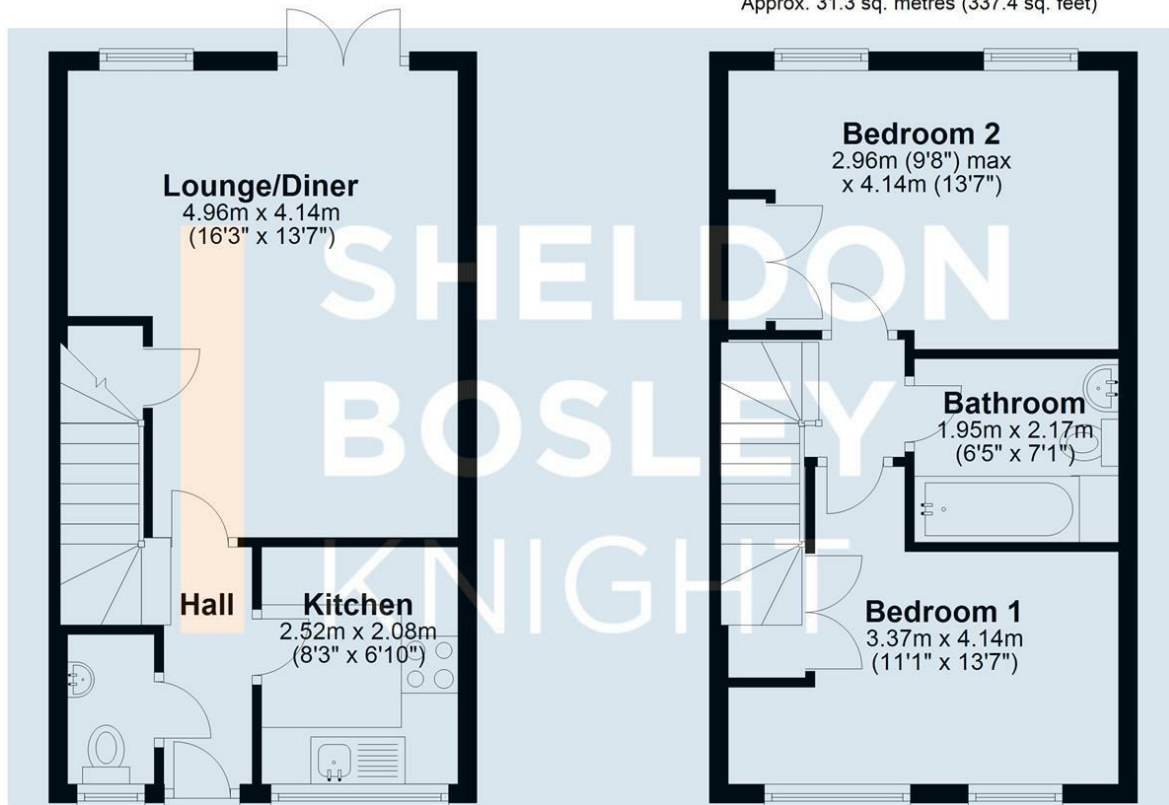




# Floorplan

## Ground Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



## First Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 62.7 sq. metres (674.9 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.  
Plan produced using PlanUp.



EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority  
NBBC



# Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

[sheldonbosleyknight.co.uk](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING &  
ARCHITECTURE

COMMERCIAL

STRATEGIC  
LAND

NEW  
HOMES

BLOCK  
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.