



**Green Lane, Nuneaton, CV10 9EQ**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* NEEDS A BIT OF UPGRADING BUT ITS EXTENDED \*\*\* Here is a traditional style semi detached home situated along this popular road just off Camp Hill Road and sold with no upward chain.

The property does require some updating and improvement and offers extended family accommodation with solid fuel central heating, upvc double glazing, long rear garden, potential for car pull on to the front and would suit somebody looking to put their stamp into their next home.

Briefly comprising: entrance hall, lounge with open fire, large extended L-shaped dining kitchen, rear lobby and ground floor shower room. Landing, three bedrooms. Loose stoned foregarden and long rear garden. EPC RATING E.







## Key Features

- Traditional style semi detached
- Extended family home
- Popular & established location
- Solid fuel central heating
- Upvc double glazing
- Three bedrooms & shower room
- Long rear garden
- EPC RATING E

**£167,500**



#### ENTRANCE HALL

With obscured upvc double glazed entrance door, central heating radiator, stairs to the first floor accommodation, tiled floor, coved ceiling and door into the lounge.

#### LOUNGE

12'2 x 15'10 into bay

With central heating irradiator, upvc double glazed bay window to the front, feature open fire with wooden surround, tiled inset and hearth, tiled floor and door into the extended dining kitchen.

#### DINING KITCHEN

21'2 x 15'4

Dining area: With double central heating radiator, dado rail, useful understairs storage recess, obscured upvc double glazed side exit door, tiled floor, wide opening into the kitchen area and further opening into the lobby.

Kitchen area: Being partly tiled to the walls and comprehensively fitted with a range of modern units to three sides comprising: inset single drainer stainless steel sink with mixer tap and fitted base unit, additional base units and drawers with contrasting working surfaces over, corner display shelving, housing and space for a tall fridge / freezer with cupboard above, space for cooker, plumbing and space for an automatic washing machine, space for further under counter appliance, plate rack, display shelving, glass display cabinets and fitted wall cupboards. Upvc double glazed window to the rear, tiled floor and artexed ceiling.

#### REAR LOBBY

4'0 x 5'6

With floor standing solid fuel boiler, wall cabinet, obscured upvc double glazed window to the side, tiled floor and door into the ground floor shower room.

#### GROUND FLOOR SHOWER ROOM

8'5 x 5'6

Equipped with a coloured low flush wc and wash hand basin with tiled splashbacks, double width shower cubicle with built in shower fitment and pvc clad enclosure. Central heating radiator, obscured upvc double glazed window to the rear, tiled floor and artexed ceiling.

#### LANDING

With upvc double glazed window to the side and doors off to all three bedrooms.

#### BEDROOM ONE

9'11 x 13'4 plus wardrobe depth

With central heating radiator, two upvc double glazed windows to the front, built in triple full height door wardrobe and built in airing cupboard with hot water tank and storage shelving above, picture rail and ornate fireplace.

#### BEDROOM TWO

11'7 x 8'7

With central heating radiator, upvc double glazed window to the rear and access to the partly boarded and lit loft space via a retractable wooden ladder.

#### BEDROOM THREE

6'5 x 8'4

With central heating radiator, upvc double glazed window to the rear and coved ceiling.

#### OUTSIDE

To the front of the property is a loose stoned foregarden with fenced boundaries, sloped pathway to the front door and path leading along the side of the property via a gate to the rear garden. There is potential subject to the necessary consents to make a car draw on to the front. There is a long rear garden with paved patio, path, lawned areas, flower beds and to the extreme rear is a paved patio, raised flower beds and timber store. Brick built solid fuel bunker, courtesy lighting and fenced / chicken wire boundaries.

#### 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.









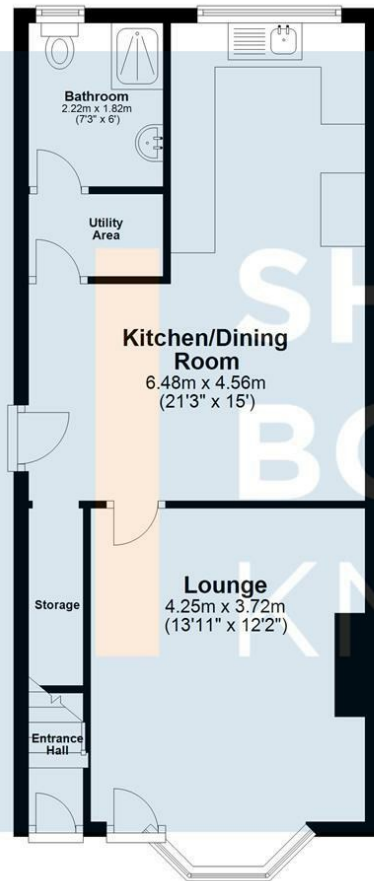




# Floorplan

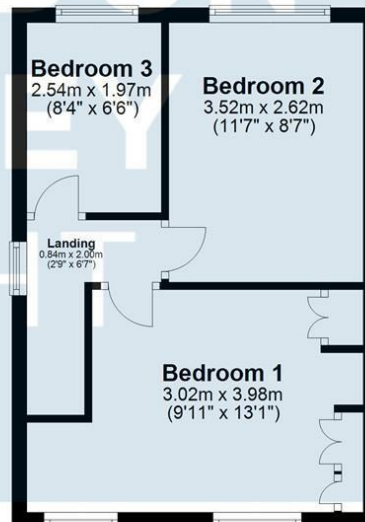
## Ground Floor

Approx. 50.0 sq. metres (538.1 sq. feet)



## First Floor

Approx. 30.7 sq. metres (330.8 sq. feet)



Total area: approx. 80.7 sq. metres (869.0 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 - E

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)



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