



Wiclif Way, Nuneaton, CV10 8NF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** GREAT SPOT, GOOD ORDER AND FRESHLY DECORATED *** Here is a modern detached bungalow occupying an elevated position on the popular Church Farm area of Nuneaton which has undergone recent redecoration throughout and is now sold with no upward chain.

The property sits on a good sized plot with driveway for several vehicles, attached garage, large rear garden and also benefits from gas fired central heating, upvc double glazing, upvc fascias, soffits and guttering, upgraded boiler 2017, recent rewiring and is ideally placed with local shops, bus routes, excellent road links and also close to open countryside.

Briefly comprising: side hall, L shaped lounge / diner, refitted kitchen, two generous bedrooms and shower room with new shower. Driveway for several vehicles, garage and long rear garden. EPC RATING D.





Key Features

- Modern detached bungalow
- Sought after location
- Newly decorated & improved
- Gas heating, upvc dbl glazing & fascias
- Two bedrooms & shower room
- Drive, garage & large rear garden
- No upward chain / viewing recommended
- EPC RATING D

£210,000

HALLWAY

With obscured UPVC double glazed side exit door and matching side screens, central heating radiator, built in store cupboard housing the boiler, fitted smoke alarm and doors to all rooms.

LOUNGE / DINER

11'7 max x 18'0 max

With two central heating radiators, UPVC double glazed window to the rear, UPVC rear exit door with matching side screen and fitted smoke alarm.

KITCHEN

7'10 x 8'8

Having been refitted with a range of modern white high gloss wall and base units with stainless steel handles to three sides comprising: inset stainless steel sink with mixer tap and fitted base unit, further base units and drawer with working surfaces over and matching upstands, built in fan assisted stainless steel oven, four ring hob, stainless steel splashback and stainless steel chimney style extractor hood above, space for a tall fridge/freezer, space and plumbing for a washing machine and fitted wall cabinets. Fitted smoke alarm, wood effect vinyl floor covering and UPVC double glazed window to the side.

SHOWER ROOM

5'4 x 7'10

Equipped with a white suite comprising: double walk-in shower cubicle with shower fitment and fold down seat, pedestal wash hand basin and a low level WC. PVC marble effect and tiled walls, central heating radiator, obscured UPVC double glazed window to the side, loft hatch, extractor fan and wood effect floor covering.

BEDROOM ONE

9'9 x 12'9 plus wardrobe

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

BEDROOM TWO

7'10 x 12'2

With central heating radiator and UPVC double glazed window to the front.

OUTSIDE

To the front of the property is a lawned fore garden, flowerbeds to the front and rear of the lawn, tarmac driveway providing motor vehicle parking for three/four vehicles and providing direct access to the garage. There is a good sized rear garden, block paved patio area, dwarfed walling, lawn fence and walled boundaries, security light and timber store shed.

GARAGE

Garage has a 1/3, 2/3 split opening door, rear personal door, upvc double glazed window to the rear, gas and electric meters and electric consumer unit.

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:

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.

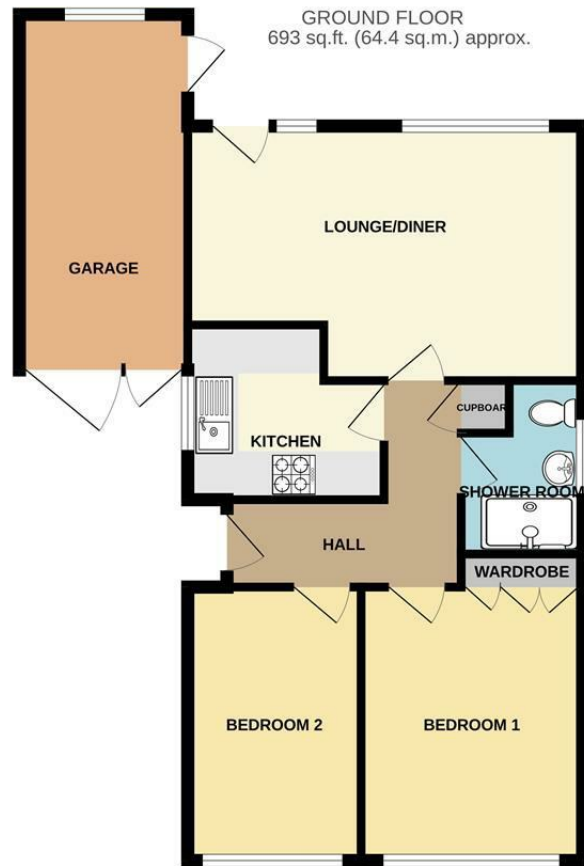
VIEWING: by prior appointment through the Sole Agents.







Floorplan



GROUND FLOOR
693 sq.ft. (64.4 sq.m.) approx.

SHELDON BOSLEY KNIGHT
TOTAL FLOOR AREA: 693 sq.ft. (64.4 sq.m.) approx.
This floor plan is not to scale and is for guidance purposes only.
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EPC Rating - D

Tenure - Freehold

Council Tax Band - C

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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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