



Ansley Road, Nuneaton, CV10 8LZ

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** VASTLY IMPROVED ! *** Here is a traditional style, single bayed semi detached residence situated along this highly sought main road to the west side of Nuneaton within Stockingford which has undergone recent and considerable improvement to now make a lovely family home.

The property is ideally placed with fantastic local amenities in all directions - schools, shops, pubs, countryside walks are as well as excellent road links to further afield. The house itself benefits from gas fired central heating, upvc double glazing, security alarm, upvc fascias, soffits and guttering, landscaped rear garden, log burner fire and an early viewing is now absolutely essential.

Briefly comprising: side hall, front lounge with bay window and log burner, rear lounge / diner, upgraded kitchen with built in oven and hob, landing, three generous bedrooms and modern bathroom. Block paved driveway and lovely newly landscaped rear garden. EPC RATING D.





Key Features

- Traditional style semi detached home
- Popular main road location
- Vastly improved and redecorated
- Lounge with log burner
- Three bedrooms & bathroom
- Block paved drive & landscaped garden
- Viewing essential to appreciate
- EPC RATING D

£265,000

Hall

With obscured leaded sealed unit double glazed side entrance door, laminate wooden flooring, stairs rising to the first floor and doors to the lounge and dining room.

Lounge

13'2" x 15'8" into bay

With central heating radiator, UPVC double glazed bay fronted window, feature fireplace with tiled hearth, log burner with wooden mantelpiece over, laminate wooden flooring and coved ceiling.

Dining Room

13'2" x 11'3"

With central heating radiator, sealed unit double glazed patio door with matching side screen out to the rear garden, laminate wooden flooring, useful understairs storage cupboard, coved ceiling, feature fireplace with wooden mantelpiece and door to the kitchen.

Kitchen

6'10" x 15'3"

Having been refitted with a range of modern high gloss wall and base units with cooper effect bar handles comprising: inset one and a half bowl sink with stainless steel mixer tap and fitted base unit, further base units and drawer with working surfaces over and matching upstairs, built in stainless steel oven, five ring stainless steel hob, tiled splashbacks, stainless steel chimney style extractor hood, plumbing and space for a washing machine, space for a bottle/wine cooler, space for a tall fridge/freezer, double glass display cabinet, fitted wall cabinets, obscured UPVC rear exit door, inset ceiling spotlights and tiled floor.

Landing

With central heating radiator, fitted smoke alarm, loft hatch with pull down ladder and doors off to all rooms

Bedroom One

10'2" x 11'4" plus wardrobes

With central heating radiator, UPVC double glazed window to the front, built in mirror fronted four door sliding wardrobe, laminate wooden flooring and coved ceiling.

Bedroom Two

11'4" x 10'4"

With central heating radiator, UPVC double glazed window to the rear, coved ceiling and built in cupboard housing the combi boiler.

Bedroom Three

6'10" x 8'11"

With central heating radiator, UPVC double glazed window to the rear and laminate wooden flooring.

Bathroom

6'9 x 7'2

Having been refitted with a modern white suite comprising a panelled bath with built in shower fitment with rain head shower, wash hand basin set in a vanity unit with tower mixer tap, tiled splashbacks and a low level WC. Laminate wooden flooring, central heating radiator and obscured upvc double glazed window to the side.

Outside

To the front of the property is a block paved driveway providing vehicle parking. Pathway to the side leading to the rear garden via a timber gate. The rear of the garden is a particular attractive feature of the property after being newly landscaped with twin circular lawn areas, stepping stoned path, well stocked and mature borders, new fencing, large garden store/potting timber shed, security light, cold water tap and outside power point.

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: A

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. 44.2 sq. metres (476.2 sq. feet)



First Floor
Approx. 40.1 sq. metres (431.9 sq. feet)



Total area: approx. 84.4 sq. metres (908.2 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 - D

Tenure - Freehold

Council Tax Band - A

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

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ARCHITECTURE

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