



Camp Hill Road, Nuneaton, CV10 0JT

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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Property Description

*** PARKING, LONG GARDEN AND LOG BURNER ! *** But in our humble opinion this isn't all that is on offer within this traditional style, double bayed semi detached home which is set nicely back from the main Camp Hill Road.

The property offers numerous upgrades, improvements, extension to the rear, triple folding doors and the house has been re-configured making full use of the southerly facing rear garden with log burner, extended lounge / diner and moving the kitchen to the front of the house.

There's also gas fired central heating, upvc double glazing, external utility room, long rear garden, excellent road links and nearby countryside walks and no onward chain on offer making an early viewing absolutely essential.

Briefly comprising: hallway, refitted breakfast kitchen with built in oven, hob and dishwasher, extended lounge / diner with log burner and triple folding doors, landing, three bedrooms and modern shower room. Block paved driveway for two cars, long and established rear garden with wood store, external utility room and wooden shed. EPC RATING D





Key Features

- Traditional style semi detached home
- Extended & re-configured accommodation
- Good order throughout
- Log burner, refitted kitchen & shower room
- Three bedrooms & newly fitted shower room
- Drive and long, established rear garden
- No onward chain / viewing recommended
- EPC RATING D

£235,000

Draft Details

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

Hallway

5'8 x 10'11

With obscured UPVC double glazed arched double opening entrance doors, central heating radiator, stairs rising to the first floor, laminate wooden flooring, useful understairs storage cupboard with fitted shelves and housing the electric consumer unit, obscured UPVC double glazed window to the side, door into the lounge/diner and opening into the kitchen.

Kitchen

10'4 x 13'2 into bay

Being partly tiled to the walls and having been re-fitted with a comprehensive range of modern wall and base units comprising: inset single bowl sink with mixer tap and fitted base unit, further base units and drawers with working surfaces over, built in five ring gas hob, built in oven with fitted cupboards above and below, pull out bin unit, integrated dishwasher, space for tall fridge/freezer, display shelving and fitted wall cabinets. UPVC double glazed bay window to the front and tiled flooring.

Lounge/Diner

14'1 max x 21'1

With feature log burner set on a raised glass hearth, UPVC double glazed triple folding doors to the paved patio and rear garden beyond, two central heating radiators and laminate wooden flooring.

Landing

Having UPVC double glazed window to the side, access to the loft with retractable wooden ladder, fitted smoke alarm and door off to all rooms.

Bedroom One

13'2 to bay x 10'4

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

Bedroom Two

10'11 x 10'4

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

Bedroom Three

7'9 x 5'8

With central heating radiator, inset ceiling spotlights, UPVC double glazed window to the rear. Currently used as a dressing area with fitted dressing table, hanging rails and shelving.

Shower Room

5'4 x 5'7

Having been refitted with a modern suite comprising: corner shower cubicle with built in shower fitment with handheld and rain head shower, wash hand basin set in a vanity unit with working surfaces and mixer tap, low level WC. Wall mounted heated towel rail, obscured UPVC double glazed window to the rear, feature tiled flooring and inset ceiling spotlights.

Outside

The property has a block paved driveway to the front providing motor vehicle parking for two vehicles, dwarf height fencing, block paved path and timber gate to the side leading to the rear garden. The established and good sized rear garden has a paved patio, wood store, outside utility area with fitted working surface, plumbing and space for a washing machine, tiled effect vinyl floor covering, fitted shelf and wall mounted boiler. The rear garden continues along a loose stoned and stepping stone path, lawned area, mature and established deep borders containing flowers, bushes, shrubs and trees, further lawned area, raised flower beds and good sized timber store shed.

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.

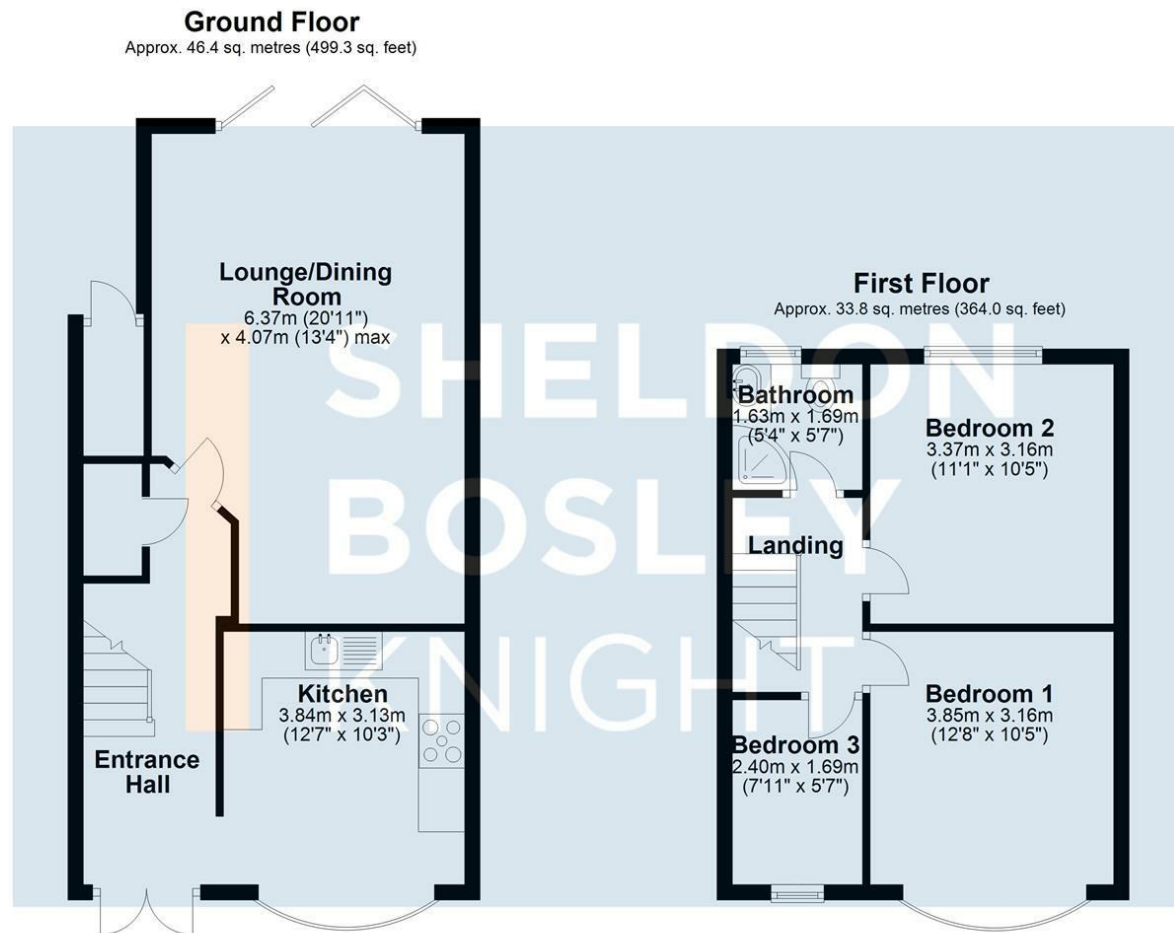
VIEWING: by prior appointment through the Sole Agents.







Floorplan



Total area: approx. 80.2 sq. metres (863.3 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 - 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



SALES

LETTINGS

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