



Cumberland Drive, Nuneaton, CV10 8BU

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** NEEDS SOME UPDATING ! *** Here is a modern semi detached residence upon the popular Stockingford location which is set nicely back from the road with ample parking, garage and southerly facing rear garden.

The property requires some upgrading and improvement hence this price but does benefit from gas fired central heating, upvc double glazing, upvc fascias, soffits and guttering and offers spacious family accommodation ideal for somebody looking to put their own stamp onto their next home.

Briefly comprising: entrance hall, lounge / diner, inner hall, kitchen, landing, three good sized bedrooms and bathroom. Driveway for several vehicles, part integral garage and southerly facing rear garden. EPC RATING C.





Key Features

- Modern semi detached home
- Needs some updating & improvement
- Spacious family accommodation
- Gas heating & Upvc Dbl Glazing
- Lounge/ diner & kitchen
- Three bedrooms & bathroo
- Extensive driveway and southerly rear garden
- EPC RATING C

£200,000

Draft Details

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

Entrance Hall

4'10 x 3'5

With obscured UPVC front entrance door, obscured UPVC double glazed window to the side, central heating radiator, tiled floor and door into the lounge/diner.

Lounge / diner

10'8 max x 24'6 max

With two central heating radiators, UPVC double glazed window to the front, UPVC double glazed sliding patio door leading to the rear garden, coved ceiling, feature fireplace with wooden surround, marble inset and hearth incorporating a living flame gas fire and door to the inner hall.

Inner Hall

With central heating radiator, stairs rising to the first floor, understairs cupboard, door into the garage and archway into the kitchen.

Kitchen

7'6 x 9'5

Being fully tiled to three walls and equipped with a range of wall and base units comprising inset single drainer stainless steel sink with mixer tap and fitted base unit, further base units and drawers with working surfaces over, space for a slot-in cooker, plumbing and space for a washing machine, space for tall fridge/freezer, integrated extractor fan and fitted wall cabinets. Central heating radiator, UPVC double glazed window to the rear, UPVC double glazed rear exit door and tiled floor.

Landing

With doors of to all rooms and loft hatch.

Bedroom One

13'7 x 10'6

With central heating radiator, UPVC double glazed window to the front and wall mounted boiler.

Bedroom Two

10'9 x 10'6

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

Bedroom Three

10'7 x 8

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

Bathroom

8'1 x 7'7

Equipped with a white suite comprising a corner shower cubicle with PVC clad walls with built in shower fitment, panelled bath with mixer tap shower attachment, pedestal wash hand basin and low level WC. Central heating radiator, two obscured UPVC double glazed windows to the rear, built in storage cupboard and tiled effect vinyl flooring covering.

Outside

To the front of the property is a tarmac driveway providing motor vehicle parking for four/five vehicles and direct access to the garage. The garage has an up and over entrance door, light, power points and rear personal door into the inner hall. The southerly facing rear garden has a paved patio area, lawn, pathway, steeping stone pathway, borders and fenced 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: C

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.





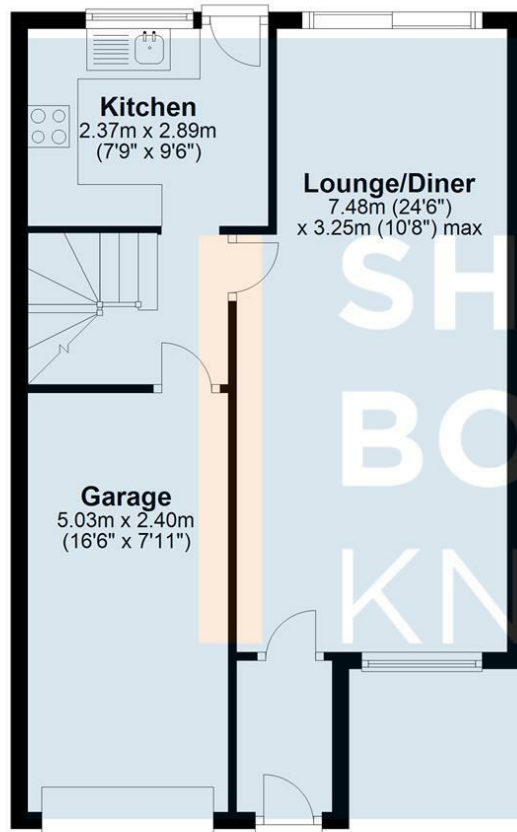


Floorplan



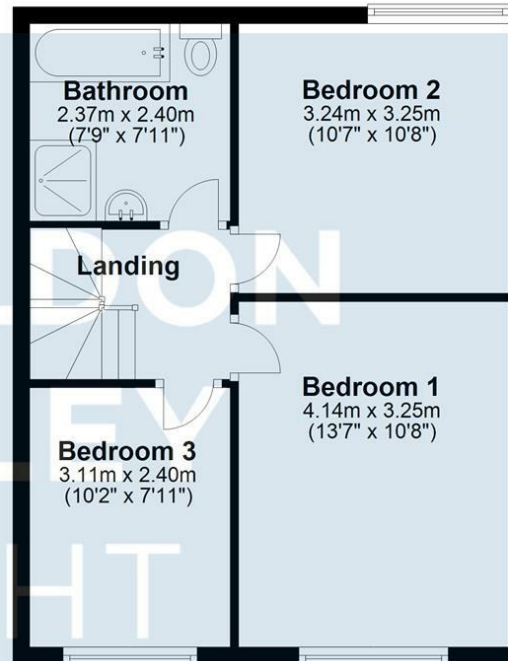
Ground Floor

Approx. 50.0 sq. metres (538.4 sq. feet)



First Floor

Approx. 43.0 sq. metres (463.0 sq. feet)



Total area: approx. 93.0 sq. metres (1001.4 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 - 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

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.