



Stokesay Close, Nuneaton, CV11 5XJ

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** VIDEO TOUR AVAILABLE *** This delightful two bedroom home has been fully refurbished to a high standard. Offered on an unfurnished basis and available immediately we are expecting a huge demand so call now on 02476 374949 to book you viewing. In brief the accommodation comprises Lounge, fitted kitchen, two bedrooms and a family bathroom. Nestled at the top of a quiet cul-de-sac in the sought after Weavers Green you will be walking distance to the town centre, with great access to the local road networks and train station making this ideal home for the young professional.





Key Features

- Fully refurbished
- Cul de sac location
- Available immediately
- Fitted kitchen & lounge
- Two double bedrooms
- Family bathroom
- Allocated parking
- EPC D & Council tax band B

PCM
£875 PCM

Important Information About Tenancy Costs

A refundable holding deposit is required to secure this property equal to one weeks rent, the full deposit payable is a maximum of 5 weeks rent. Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.

Online Viewings

Please note due to high volumes of viewing requests, all applicants are required to view the property in person prior to completing an application on the property. An online viewing is for visualisation purposes only and is not a substitute for an in-person viewing.

RECEPTION HALL

3'4" x 4'1"

With obscure glazed wooden front entrance door, laminate wooden flooring and archway to:

DINING KITCHEN

8'1" x 11'2"

Being partly tiled to the walls and equipped with units to three walls comprising inset one and a half bowl sink unit with mixer tap and fitted base unit, additional fitted base units and drawers with matching work tops over, built in oven and hob with extractor hood over, space and plumbing for washing machine, space for tall fridge freezer, fitted wall cupboards, central heating radiator, Potterton boiler, laminate wooden flooring, upvc double glazed window to rear, under stairs store cupboard, florescent ceiling strip light and obscure glazed wooden door to:

LOUNGE

15'1" x 11'2"

With two double central heating radiators, sealed unit double glazed window to the front, stairs to first floor, under stairs storage cupboard, smoke alarm and door to:

REAR PORCH

With upvc double glazed windows and upvc double glazed door to rear garden.

FIRST FLOOR LANDING

With loft hatch, smoke alarm and doors to:

BEDROOM ONE

11'4" x 9'10"

Having central heating radiator, two sealed unit double glazed windows to front, fitted bedroom furniture comprising triple doors wardrobes and over stairs airing cupboard with hot water tank.

BEDROOM TWO

11'3" x 6'6"

Having central heating radiator and sealed unit double glazed window to rear.

BATHROOM

7'0" x 5'0" max

Being fully tiled around bath, coloured suite comprising panelled with folding shower screen and Triton shower over, pedestal wash hand basin, low level w.c., central heating radiator, vinyl floor covering and extractor fan.

OUTSIDE

To the front of the property is an allocated parking space and visitors parking on a first come first serve basis, a small fore garden and pathway. There is a low maintenance rear garden with paved patio, fence boundaries, gravelled area, flower beds, timber shed and gate out to rear.

General information

To find broadband availability at the property - <https://checker.ofcom.org/en-gb/broadband-coverage>

To check flood risk information - <https://www.gov.uk/check-long-term-flood-risk>

To find local council information - <https://www.nuneatonandbedworth.gov.uk/>

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.

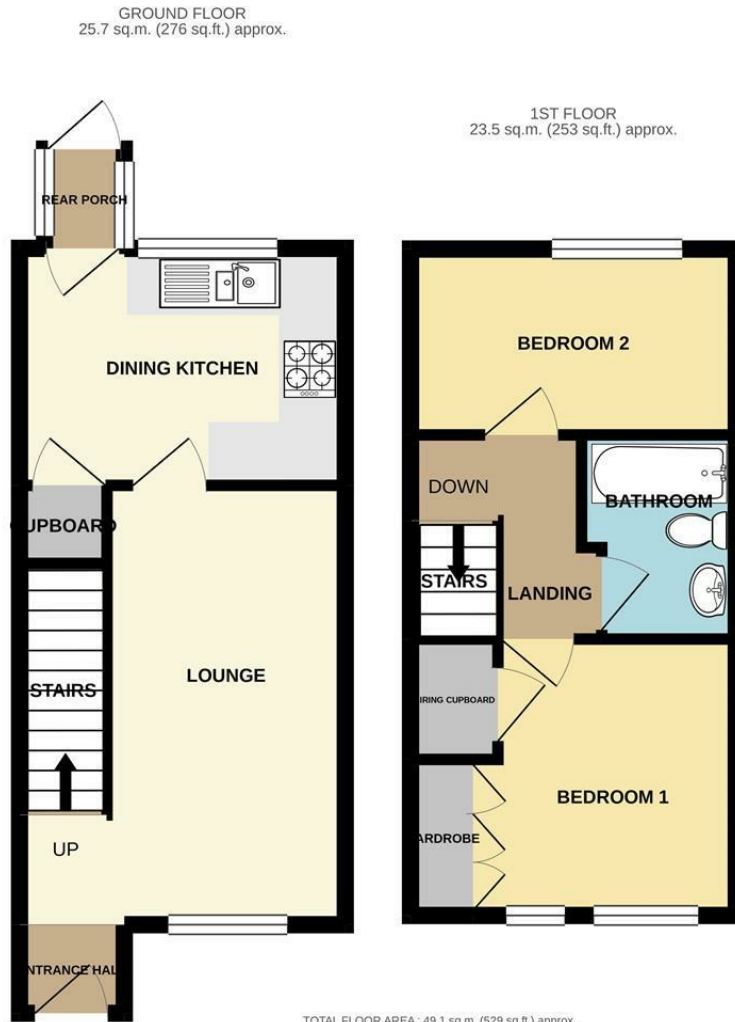
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.







Floorplan



TOTAL FLOOR AREA: 49.1 sq.m. (529 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC Rating - D

Tenure -

Council Tax Band - B

Local Authority
Nuneaton and Bedworth Borough
Council

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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