



Bucks Hill, Nuneaton, CV10 9LG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** BUCKLE UP. BUCKS HILL IS CALLING ! *** Here is a traditional style middle terraced residence situated towards the top end of Bucks Hill in this established location close to excellent local amenities, countryside walks and with great road links into the town centre or further afield.

The property would suit the first time buyer looking to get onto the property ladder, the downsizer or even rental investor with good historical rents achieved nearby and offers excellent family accommodation with numerous improvements and features worthy of an early viewing.

Briefly comprising: front dining room with feature fireplace, rear lounge with log burner, well appointed kitchen and refitted ground floor bathroom. Landing, three good sized bedrooms. Walled forecourt and established, southerly facing rear garden with large wooden timber store shed. EPC RATING E.





Key Features

- Traditional style mid terraced residence
- Popular and established location
- Excellent amenities and road links
- Vastly improved family home
- Log burner, updated kitchen & bathroom
- Three bedrooms
- Established rear garden with store shed
- EPC RATING E

£162,500

Draft Details

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

Front Dining Room

11'11" x 11'9"

With obscured UPVC double glazed front entrance door, central heating radiator, UPVC double glazed window to the front, feature fireplace with wooden surround, laminate wooden flooring, coved ceiling, opening and steps down to the rear lounge.

Rear Lounge

11'10" x 14'4" max

With central heating radiator, UPVC double glazed window to the rear, feature fireplace incorporating a log burner set on a raised tiled hearth, open tread staircase to the first floor, understairs recess, laminate wooden flooring, coved ceiling, fitted smoke alarm, opening and steps down to the kitchen.

Kitchen

6'11" x 11'5"

Being partly tiled to the walls and fitted with a comprehensive range of maple style units to three walls with stainless steel handles comprising: inset one and a half bowl stainless steel sink with mixer tap and fitted base unit, further base units and drawers with working surface over, built in fan assisted oven, four ring electric hob, extractor hood, corner display shelving, plumbing and space for a washing machine, space for undercounter fridge and fitted wall cabinets. Central heating radiator, two UPVC double glazed windows to the side, obscured UPVC double glazed side exit door, inset ceiling spotlights, tiled floor and door into the ground floor bathroom.

Ground Floor Bathroom

6'6" x 8'6"

Having been refitted with a modern white suite comprising: panelled bath with mixer tap, electric shower fitment over, pedestal wash hand basin with tiled splashbacks and mixer tap and a low flush WC. Central heating radiator, obscured UPVC double glazed window to the rear and tiled floor.

Landing

With loft hatch, fitted smoke alarm and doors to all rooms.

Bedroom One

13'8" x 11'7"

With central heating radiator, UPVC double glazed window to the front and built in over stairs store cupboard and further loft hatch.

Bedroom Two

11'1" x 10'7"

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

Bedroom Three

8'9" x 11'6"

With central heating radiator, UPVC double glazed window to the rear, laminate wooden flooring, wall mounted boiler and built in storage cupboard.

Outside

To the front of the property is a walled forecourt and a shared tunnelway with next door that leading to the rear garden via a timber gate.

The southerly facing rear garden has a paved yard/patio, further paved and wooden decked patio area, lawn, path, well stocked borders containing a variety of flowers, scrubs, bushes and maturing trees, brick built garden store shed, aluminium store shed, greenhouse (which may be available) and situated to the extreme rear of the garden is a further wooden decked patio, inset pond with rockery and large timber built store shed with electric and lighting.

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.

SPECIAL NOTE: The seller of this property is an employee of Sheldon Bosley Knight

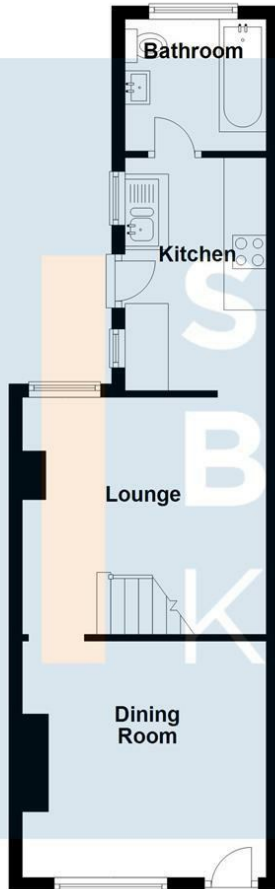






Floorplan

Ground Floor
Approx. 38.0 sq. metres (408.9 sq. feet)



First Floor
Approx. 42.6 sq. metres (458.7 sq. feet)



Total area: approx. 80.6 sq. metres (867.6 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 - E

Tenure - Freehold

Council Tax Band - A

Local Authority
NBBC

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

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



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LETTINGS

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