



Gilfil Road, Nuneaton, CV10 7BU

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** VIDEO TOUR AVAILABLE ***

Sheldon Bosley Knight are pleased to present this delightful three bedroom terrace home in a popular location in Nuneaton. Offered on an unfurnished basis and available for immediate occupation we are expecting this little gem to be hugely popular. In brief the accommodation comprises, entrance hall, lounge, fitted kitchen, ground floor bathroom, three bedrooms to the first floor and low maintenance front and rear gardens. With great access into town centre and the wider road networks and a host of local amenities on the doorstep this is ideally suited to the young professional or family so call now on 02476 374949 to book your viewing.





Key Features

- Popular location
- Mid terrace family home
- Off road parking
- Available immediately
- Spacious lounge & kitchen
- Three bedrooms
- Low maintenance gardens
- EPC D & Council tax band A

PCM
£950 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.

Entrance hall

Having uPVC double glazed entrance door, staircase to the first floor and doors to Lounge:

Lounge

13'7" x 12'0"

Having central heating radiator, uPVC double glazed window to the front, flooring laid to laminate and doors to kitchen and under stairs storage:

Kitchen

9'10" x 8'10"

Having a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, inset single drainer sink with mixer tap, built in oven, four ring hob, space and plumbing for automatic washing machine and dishwasher, space for undercounter fridge and freezer, central heating radiator and uPVC double glazed window to the rear. Flooring laid to carpet and doors to the bathroom and rear garden .

Ground floor bathroom

Having a white suite comprising: -low level w.c., wash hand basin, corner shower cubicle with electric shower over, tiled splash backs, central heating radiator and obscure uPVC double glazed window to the side and flooring laid to laminate.

Stairs to

Landing

Having central heating radiator, loft access, smoke alarm, storage cupboard and doors to the main bedrooms:

Bedroom one

13'8" x 8'8"

Having central heating radiator, uPVC double glazed window to the front, built in wardrobe and flooring laid to carpet:

Bedroom two

12'6" x 8'8"

Having central heating radiator and uPVC double glazed window to the rear.

Bedroom three

8'5" x 8'10"

Having central heating radiator and uPVC double glazed window to the rear.

Outside

To the front is a low maintenance garden and off road parking, to the rear is a fully paved yard with storage shed and side access.

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.

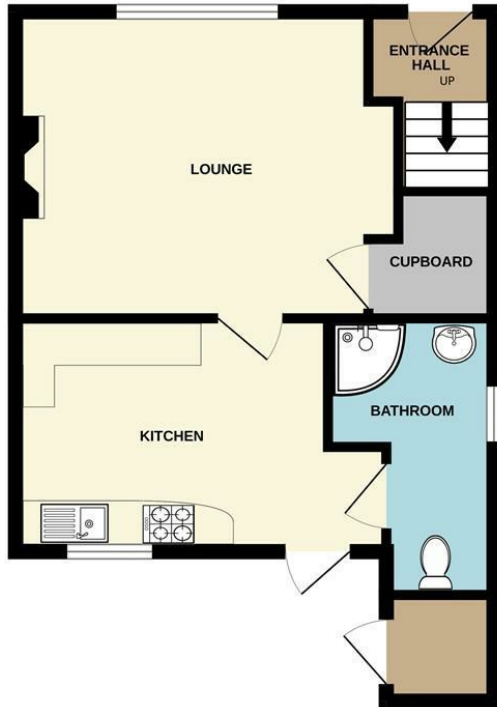




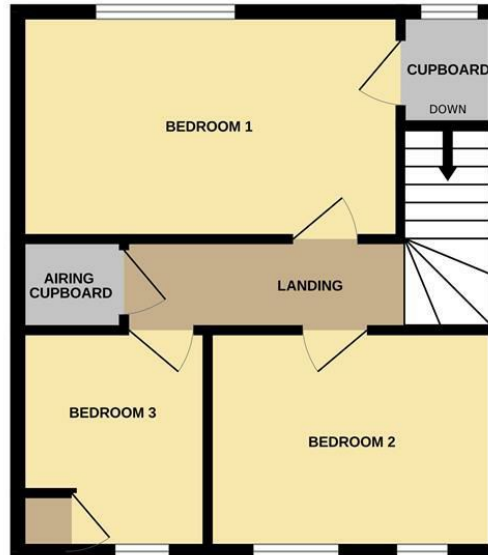


Floorplan

GROUND FLOOR



1ST FLOOR



This floor plan is not to scale and is for guidance purposes only
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EPC Rating - D

Tenure -

Council Tax Band - A

Local Authority
Nuneaton & Bedworth

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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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