



Eden Court, Nuneaton, CV10 9AG

**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** MODERN MID MEWS AVAILABLE AUGUST *** This is a well presented and improved modern mid mews residence situated in a small cul de sac just off Ryders Hill Crescent around two miles from the town centre. The property is presented in lovely order throughout, considered ideal for the young family and benefits from great road links, super amenities and an early viewing is recommended. Gas fired central heating, upvc double glazing, parking to the rear and briefly comprising: hall, guests cloakroom, lounge with patio doors, modern kitchen with built in oven and hob, landing, two good sized bedrooms with built in wardrobes and bathroom. Loose slate fore garden, low maintenance rear garden and parking to the rear.





Key Features

- Modern mews residence
- Quiet cul de sac location
- Available August 2024
- Lounge & kitchen
- Appliances included
- Two bedrooms & bathroom
- Gardens & parking to rear
- EPC C & Council tax band B

PCM
£795 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

Having obscure sealed unit double glazed entrance door, laminate wooden flooring, central heating radiator and doors to:

GUESTS CLOAKROOM

Having low level w.c., wash hand basin, central heating radiator, tiled splash surrounds and extractor fan.

LOUNGE

16'8" x 11'9"

Having two central heating radiators, laminate flooring, smoke alarm, stair case to first floor, uPVC double glazed French doors to the rear and door to:

KITCHEN

8'2" x 8'1" max

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 and four ring hob with extractor hood over, space and plumbing for automatic washing machine, space for upright fridge freezer, Vaillant boiler, carbon monoxide detector, tiled floor, plinth heater and uPVC double glazed window to the front.

FIRST FLOOR LANDING

With built in storage cupboard, loft access, smoke alarm and doors to:

BEDROOM ONE

11'1" x 9'8" max

Having central heating radiator, built in double door wardrobe and uPVC double glazed window to the rear.

BEDROOM TWO

10'10" x 6'10"

Having central heating radiator, built in wardrobe and uPVC double glazed window to the front.

BATHROOM

8'0" x 4'7"

Having a white suite comprising:- low level w.c., pedestal wash hand basin, panelled bath with Mira shower fitment over, tiled splash backs and floor, extractor fan, central heating radiator, inset ceiling spotlights, extractor fan and uPVC double glazed window to the front.

OUTSIDE

To the front of the property there is a small loose slate fore garden and pathway to the entrance. The low maintenance rear garden is mainly paved with loose stone borders, fenced boundaries and steps down to rear gate leading to one allocated parking space.

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.



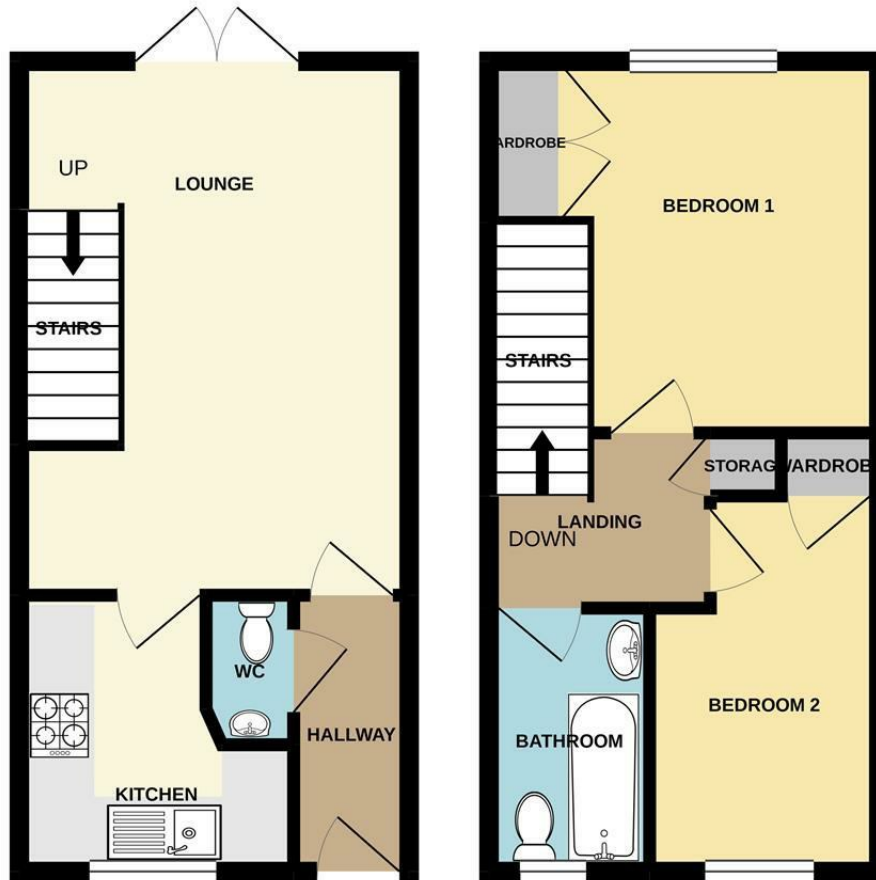




Floorplan

GROUND FLOOR
26.8 sq.m. (289 sq.ft.) approx.

1ST FLOOR
26.8 sq.m. (289 sq.ft.) approx.



TOTAL FLOOR AREA: 53.7 sq.m. (578 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 - C

Tenure -

Council Tax Band - B

Local Authority
Nuneaton and Bedworth Borough
Council

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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