



SHELDON
BOSLEY
KNIGHT

180

FOR SALE

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Oakdene Crescent, Nuneaton, CV10 0DX

**SHELDON
BOSLEY
KNIGHT**

LAND AND
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PROFESSIONALS

Property Description

*** DOUBLE BAY, WEDDINGTON AND NO CHAIN *** Here is a traditional style semi detached residence occupying a good sized plot just off Glenfield Avenue in the popular Weddington location around one mile from the town centre and with excellent amenities.

The property requires some updating and improvement hence this price but offers excellent potential as a family home with scope to extend subject to the necessary consents but does benefit from gas fired central heating, upvc double glazing, driveway for two vehicles and is sold with no upward chain.

Briefly comprising: hallway, front lounge with bay window, rear lounge with feature fireplace, kitchen, WC, landing, three bedrooms and bathroom. Block paved driveway, garage and gardens. EPC RATING TBC.





Key Features

- Traditional style double bayed semi detached
- Good sized plot / scope to extend
- Popular and sought after location
- Higham Lane School catchment area
- Needs some updating / improvement
- Three bedrooms & bathroom
- Drive garage & gardens
- EPC RATING TBC

**Offers Over
£225,000**

Draft Details

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

Hallway

5'10 x 11'4

With leaded UPVC double glazed front entrance door with matching arched side screens, central heating radiator, stairs rising to the first floor, understairs storage cupboard housing the electric consumer unit and meters, coving and door into the rear lounge.

Rear Lounge

13'8 x 12'

With central heating radiator, UPVC double glazed double opening patio doors leading the rear garden, feature brick fireplace with wooden mantelpiece, raised marble hearth incorporating a living flame gas fire, double opening door into the front lounge and door into the extended kitchen.

Front Lounge

12'10 into bay x 10'5

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

Kitchen

15'9 max x 8'6 max

Being partly tiled to the walls and fitted with a range of units comprising inset single drainer stainless steel sink with fitted base units, further base units and drawers with working surfaces over, space for a cooker, plumbing and space for a washing machine, space for a tall fridge/freezer and fitted wall cabinets. Central heating radiator, tiled floor, UPVC double glazed window to the side, obscured UPVC double glazed side exit door, wooden clad ceiling, doors at either end of the kitchen into the guest cloakroom, one housing the low level WC and the other having a wash hand basin with built in cupboard below.

Landing

With UPVC double glazed window to the side, coving and doors to all rooms.

Bedroom One

15'4 to bay x 9'6 min

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

Bedroom Two

9'11 x 8'5 to wardrobe

With central heating radiator and UPVC double glazed window to the rear, built in store cupboard housing the boiler and fitted wardrobe.

Bedroom Three

8'10 x 6'11

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

Bathroom

6'2 x 6'10

Being fully tiled to the walls and fitted with a suite comprising of panelled bath with shower fitment over and shower screen, pedestal wash hand basin and a low flush WC. Central heating radiator, obscured UPVC double glazed window to the rear and vinyl floor covering.

Outside

To the front of the property is a blocked paved driveway providing motor vehicle parking for two vehicles, raised flower bed, direct access to the garage attached the the side of the property and has a one third, two third split entrance door, power and lighting and to the rear of the garage is a further store area and timber door leading to the rear garden.

The rear garden is a particularly attractive feature of the property and has a U-shaped paved patio, crazy paved steps leading down to a mainly lawned rear garden, pathway, further patio area to the rear, well stocked borders containing a variety of shrubs, flowers, bushes and trees, two timber sheds, security light, cold water tap 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

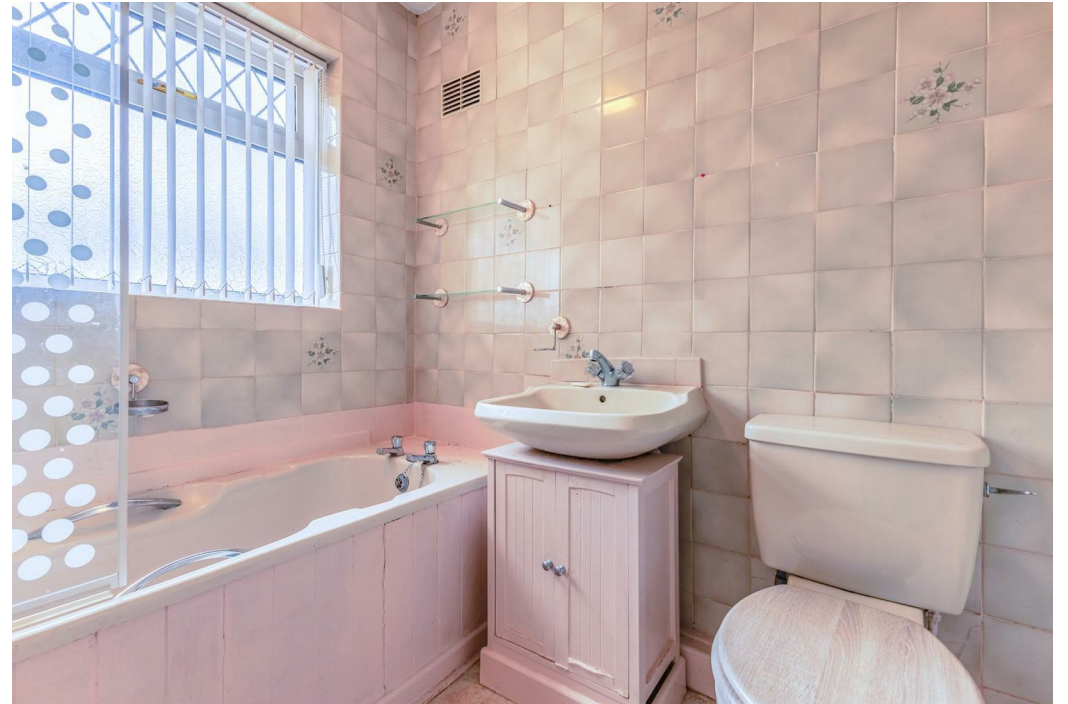
COUNCIL TAX BAND: C

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.

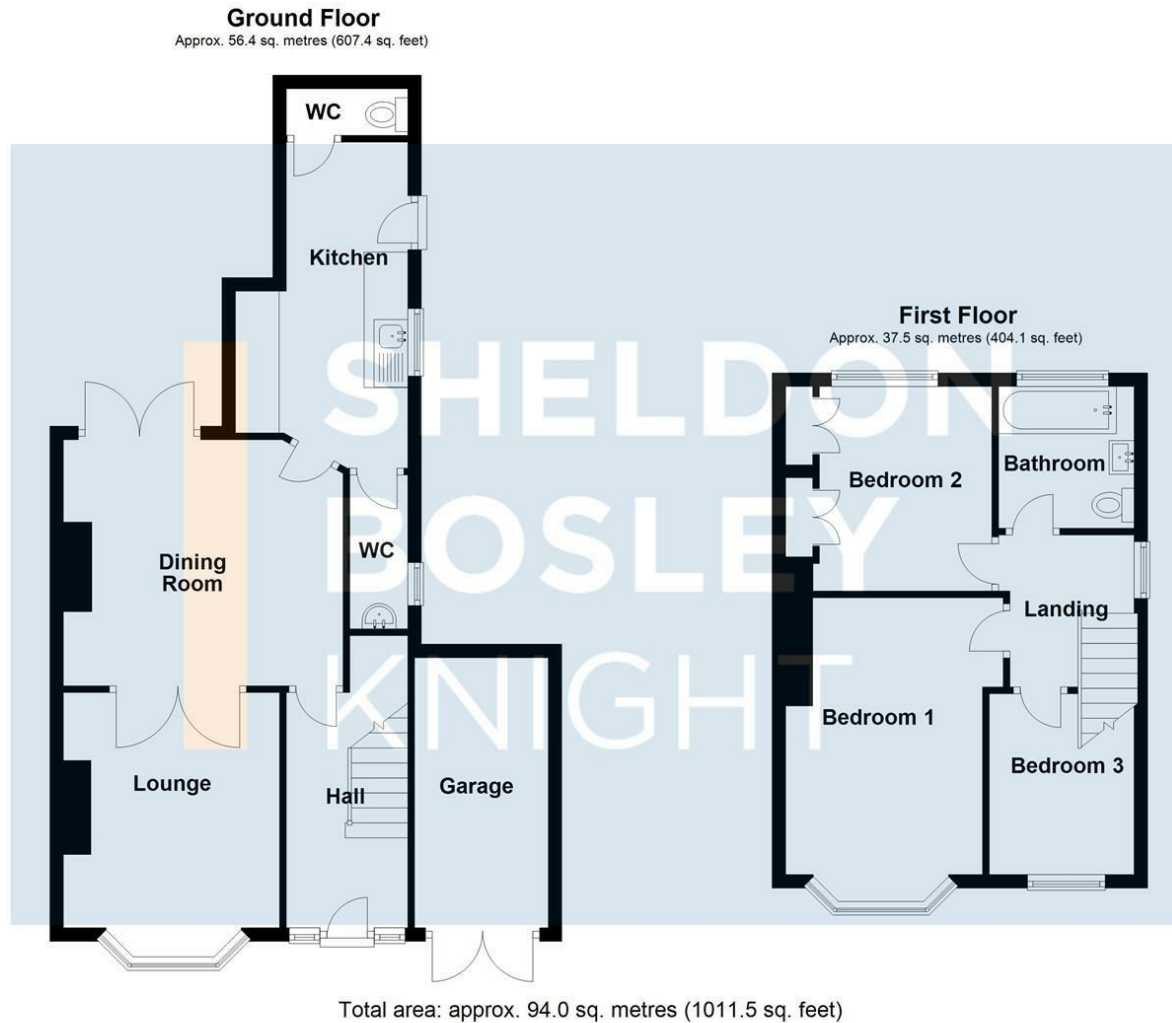
VIEWING: by prior appointment through the Sole Agents.







Floorplan



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 -

Tenure - Freehold

Council Tax Band - C

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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