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Sandon Road, Nuneaton, CV11 5AX

**SHELDON
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KNIGHT**
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Property Description

*** HIGH SPECIFICATION & CENTRAL LOCATION *** Here is a traditional style detached home positioned in the central and popular location of Abbey Green just a short walk from its local amenities and the town centre.

The property has undergone considerable improvement and renovation to now offer a fantastic family home with an abundance of wealth, charm and character but fused with the expected modern needs - gas central heating, upvc double glazing (wooden shutters to the front), security alarm system and would suit somebody just looking to drop the furniture in and settle in.

Briefly comprising: entrance hall, front lounge with cast iron fireplace, full width breakfast kitchen with integrated appliances, upvc double glazed conservatory and guests cloakroom. Landing, two double bedrooms and netiquette style bathroom with roll top bath, high flush WC and corner shower cubicle. Tarmacadam forecourt and lovely rear garden with summer house, store shed and array of flower, shrubs and bushes. EPC RATING E.





Key Features

- Traditional style detached home
- Central and popular location
- Vastly improved & well presented
- Lounge, breakfast kitchen & conservatory
- Two double bedrooms
- Stunning antique style bathroom
- Forecourt and lovely rear garden with summerhouse
- EPC RATING E

£230,000

Draft Details

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

Entrance Hall

With obscured sealed unit double glazed composite front entrance door, feature central heating radiator, laminate wooden flooring, stairs rising to the first floor, central heating controller/thermostat and door into the lounge.

Lounge

15'7 into bay x 13'3 max

With double central heating radiator, UPVC double glazed bay window to the front with fitted wooden shutters, feature cast-iron fireplace set on a raised marble hearth, laminate wooden flooring, useful understairs storage cupboard and door into the breakfast kitchen.

Breakfast Kitchen

16'4 x 8'4

Being partly tiled to the walls and fitted with a comprehensive range of high gloss cream units with stainless steel handles to three sides comprising: inset one and half bowl stainless steel sink with integrated drainer, mixer tap and fitted base unit, further base units and drawers with granite working surfaces over, built in double oven with cupboard below, built in four ring hob, granite splashback, extractor hood, integrated dishwasher, integrated washing machine and fitted wall cabinets. Tall larder cabinet housing the boiler, space for American style fridge / freezer, space for tumble dryer, tiled flooring, central heating radiator, obscured UPVC double glazed window to the side, two UPVC double glazed windows looking into the conservatory and a UPVC double glazed door into the conservatory.

Conservatory

12'1 x 12'1

With brick built base, UPVC double glazed windows, double opening patio doors to the rear garden, polycarbonate roofing, wood effect vinyl floor covering, built in storage cupboard housing the gas meter and door into the WC.

WC

2'3 x 4'7

With high flush WC, partly tiled walls and wood effect vinyl flooring.

Landing

With loft hatch, fitted smoke alarm and doors to both bedrooms and bathroom.

Bedroom One

10'10 x 13'3 max

With central heating radiator, UPVC double glazed window to the front with fitted wooden shutters and exposed feature brick wall.

Bedroom Two

11'8 x 8'5

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

Bathroom

8'4 x 7'7

Being fully tiled to two walls and partly tiled to the remaining walls and equipped with a white antique style suite comprising: roll top claw foot free standing bath with mixer tap and shower attachment, pedestal wash hand basin, high flush WC and corner shower cubicle with built in shower fitment with handheld and rain head shower. Combined radiator/towel rail, obscured UPVC double glazed window to the rear, extractor fan and tiled flooring.

Outside

To the front of the property is a paved and tarmac forecourt that continues along the side of the property to the rear garden via a timber gate.

The neatly lawned out rear garden is a particularly attractive feature of the property and has loose slate patio areas, lawn, pathway, mature well stocked borders, timber shed, combined summer house/store, cold water tap, security light 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.

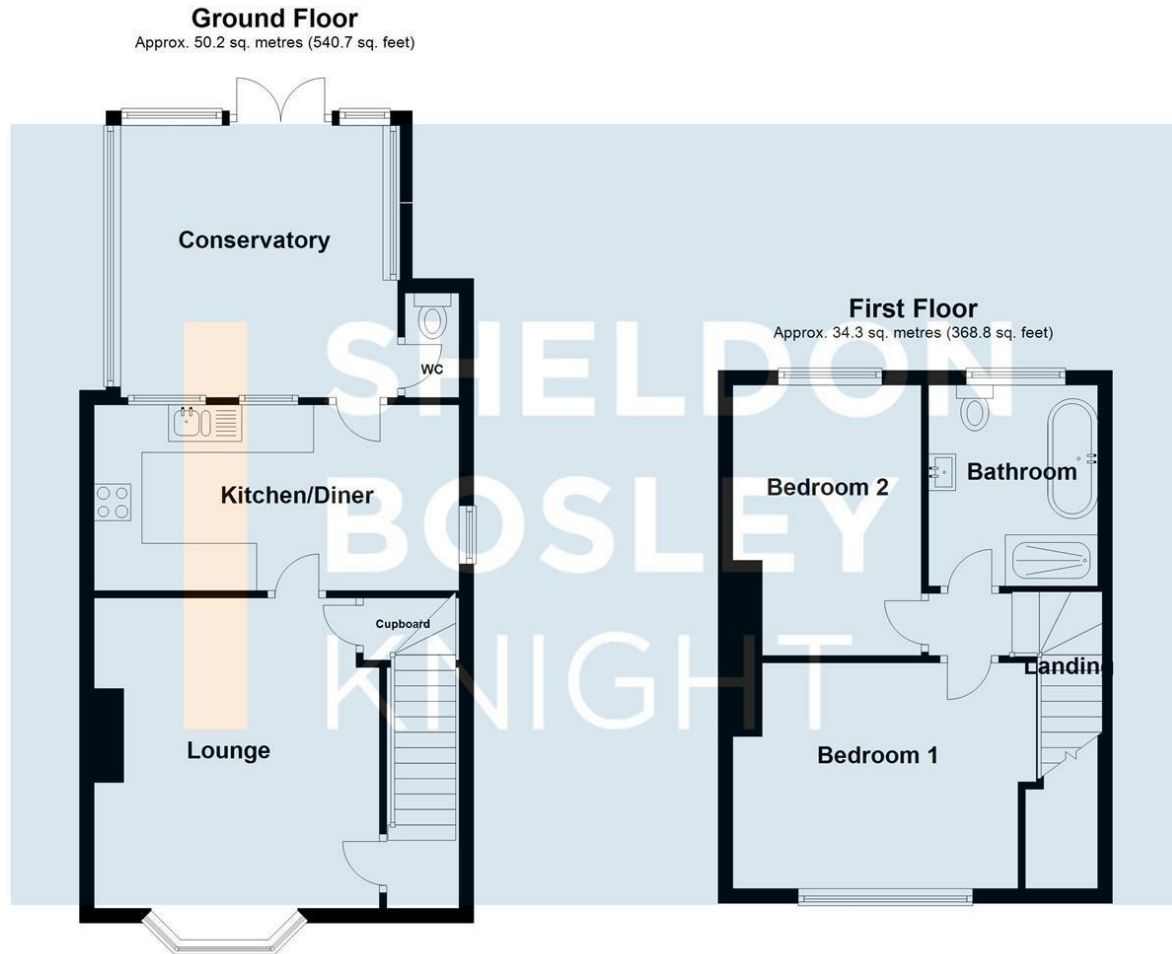
VIEWING: by prior appointment through the Sole Agents.







Floorplan



Total area: approx. 84.5 sq. metres (909.5 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 - 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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