



Haunchwood Road, Nuneaton, CV10 8DF

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** AVAILABLE IMMEDIATELY ***

Having been fully refurbished to a high standard this wonderful three bedroom terrace house is available for immediate occupation. Located in the sought after Stockingford, there are a host of local amenities right on the doorstep. The accommodation in brief comprises two reception rooms, fitted kitchen, three good sized bedrooms and a large rear garden. Ideally suited to the modern family we are expecting a huge demand for this delightful family home, so call now on 02476 374949 to secure your viewing.





Key Features

- Fully refurbished terraced house
- Available immediately
- Sought after location
- Two reception rooms & fitted kitchen
- Three good sized bedrooms
- Family bathroom
- Good sized rear garden
- EPC D & Council tax band A

PCM
£900 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.

Lounge

11'10" x 14'9"

With understairs storage recess housing the electric meter and consumer unit and a step down into the rear lounge

Dining room

12'0" x 12'11"

With central heating radiator, UPVC double glazed window to the rear, door and stairs rising to the first floor and door into the Kitchen.

Kitchen

7'3" x 19'5"

Being partly tiled to the walls and refitted with a range of shaker style wall and base units with stainless steel handles comprising an inset stainless steel sink with mixer tap and fitted base unit, further base units and drawers with working surfaces over, wine/bottle rack, built in oven, four ring hob, tiled splashbacks, stainless steel chimney style extractor fan and hood above, space for a tall fridge/freezer, plumbing and space for a washing machine and fitted wall cabinets. Two central heating radiator, UPVC double glazed window to the rear, two UPVC double glazed windows to the side, obscured UPVC exit door to the side and wall mounted boiler.

Stairs to....

Landing

With loft hatch above, central heating radiator and doors to all rooms.

Bedroom one

13'8" x 12'0"

With central heating radiator, UPVC double glazed window to the front and storage recess.

Bedroom two

10'9" x 12'9"

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

Bedroom three

6'7" x 8'5"

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

Bathroom

4'7" x 9'10" max

Having been newly fitted with a modern white suite comprising a panelled bath with mixer tap with shower attachment and shower screen, pedestal wash hand basin with mixer tap and tiled splashbacks and a low level WC. Partly tiled walls, chrome heated towel rail, obscured UPVC double glazed window to the side and wooden effect floor covering.

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.

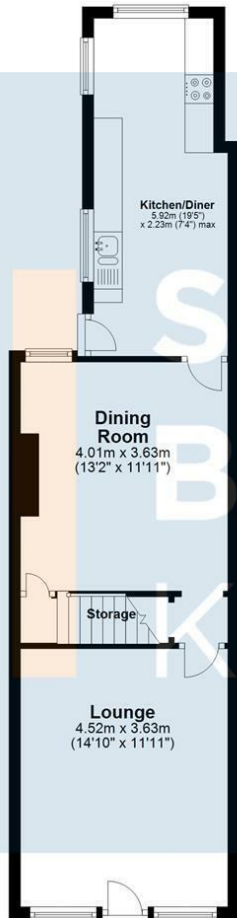






Floorplan

Ground Floor
Approx. 48.2 sq. metres (518.6 sq. feet)



First Floor
Approx. 48.5 sq. metres (522.1 sq. feet)



Total area: approx. 96.7 sq. metres (1040.7 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 - 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

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DISCLAIMER

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