



Green Lane, Nuneaton, CV10 9EG

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** NEEDS A BIT OF UPDATING ***

Here is a traditional style middle terraced residence upon this established area which is pleasantly situated and set back from the road with garage and parking to the rear.

The property would make a great investment as a rental property or somebody looking to get onto the property ladder and put your own stamp into it but does benefit from gas fired central heating, upvc double glazing, no upward chain, long rear garden and offers loads of potential for extension / improvement and driveway to the front subject to consent / permission.

Briefly comprising: entrance hall, front lounge, rear sitting room, modern kitchen, landing, two good sized bedrooms and refitted bathroom. Loose stone foregarden, long rear garden, garage and parking. EPC RATING D.





Key Features

- Mid terraced residence
- Popular and established location
- Garage & parking to the rear
- Needs some updating & improvement
- Lounge, sitting room & kitchen
- Two bedrooms & updated bathroom
- No upward chain / viewing recommended
- EPC RATING D

£152,500

Entrance Hall

With obscured UPVC double glazed front entrance door, stairs to first floor, fitted smoke alarm and door into the lounge.

Front Lounge

11'5" x 12'0" into bay

With central heating radiator, UPVC double glazed bay window to front, feature brick fireplace with raised hearth incorporating a log effect electric fire with wooden mantelpiece over and door into the rear lounge.

Rear Lounge

11'5" x 11'0"

With central heating radiator, UPVC double glazed window to rear, useful under stairs store cupboard, wood effect vinyl floor covering, obscured UPVC double glazed rear exit door and opening into the kitchen.

Kitchen

5'5" x 6'5"

Being partly tiled to the walls and refitted with a range of maple style units with stainless steel handles to two sides comprising: an inset single drainer stainless steel sink with mixer tap and fitted base unit, additional base unit with work surfaces over and fitted wall cupboards. Plumbing and space for washing machine, space for a cooker, tiled floor and UPVC double glazed window to side.

Landing

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

Bedroom One

11'4" plus recess x 10'6" max

With central heating radiator, UPVC double glazed window to front and wall mounted boiler.

Bedroom Two

11'5" max x 11'0" max

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

Bathroom

6'5" x 9'0"

Having been refitted with a modern white suite comprising: panelled bath with mixer tap, shower screen and shower fitment, wash hand basin with mixer tap and low level WC set in a vanity unit with working surface, cupboard and tiled splashbacks. PVC cladding to the bath area, central heating radiator, obscured UPVC double glazed window to rear, built in store cupboard and wood effect vinyl floor covering.

Outside

To the front of the property is a loose stoned fore garden providing potential for off road parking with the necessarily consent of a dropped kerb and shared tunnel and path way to rear garden via a timber gate.

The good sized rear garden has a concrete and paved patio, path, lawn, artificial lawn area, gardeners WC, raised flower beds, loose stoned borders, timber store shed, coal store, lean to greenhouse and garage. The garage is access off Craddock Drive to the rear and has a parking area to the front for two vehicles, double opening entrance doors and side exit door.

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: A

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.



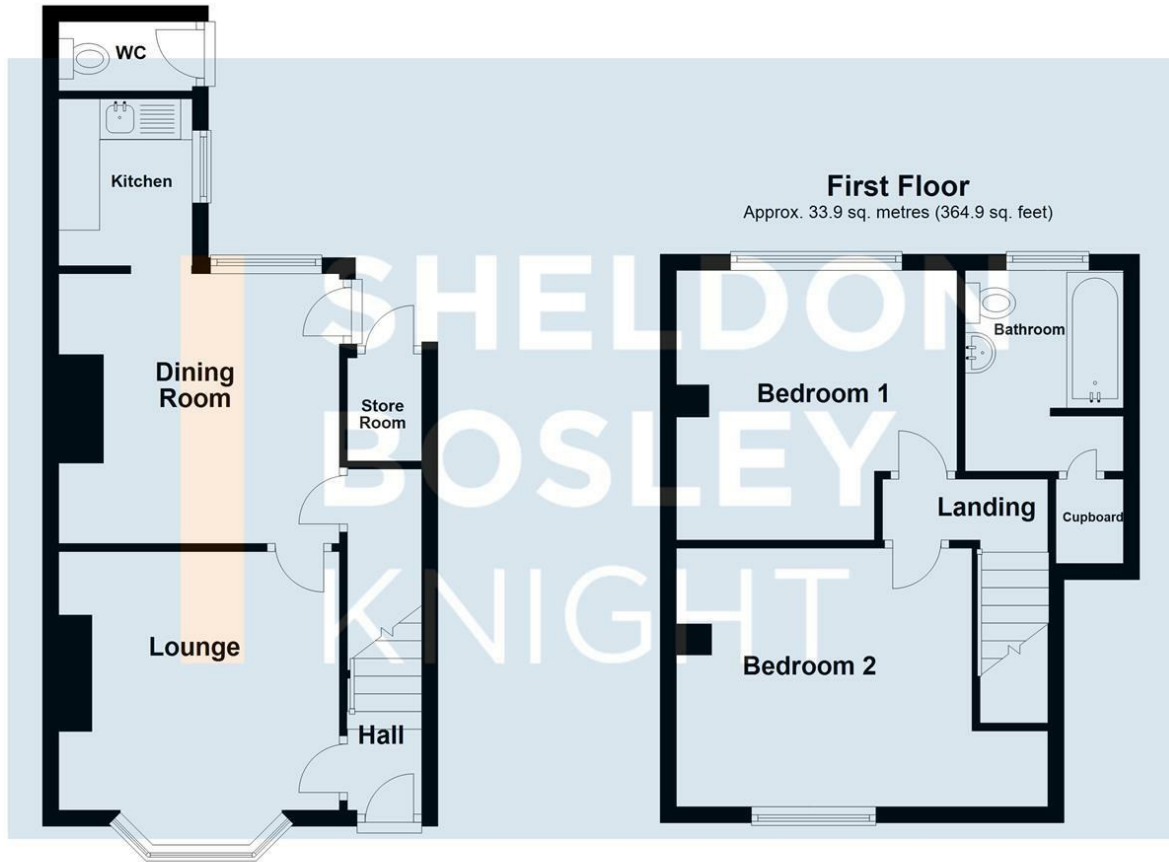




Floorplan

Ground Floor

Approx. 34.2 sq. metres (367.8 sq. feet)



Total area: approx. 68.1 sq. metres (732.7 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 - Freehold

Council Tax Band - A

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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LETTINGS

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ARCHITECTURE

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DISCLAIMER

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