



Gilfil Road, Nuneaton, CV10 7BU

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* ONE TO GET STUCK INTO \*\*\* Here is a traditional style middle terraced residence situated upon the established location of Hill Top around 1.5 miles from the town centre and offered for sale with no upward chain.

The property requires some updating and improvement hence this price but does benefit from gas fired central heating, upvc double glazing, external wall insulation, car pull on to the front and an early viewing is recommended if you are looking to put your own stamp onto a property.

Briefly comprising: entrance hall, front lounge with gas fire, breakfast kitchen, rear lobby, ground floor shower room and separate wc. Landing, three good sized bedrooms. Loose stone foregarden providing off road parking for one vehicle, shared tunnelway and good sized rear garden with fruit trees. EPC RATING D.





## Key Features

- Mid terraced residence
- Established residential area
- Needs some updating / improvement
- No upward chain
- Lounge, breakfast kitchen & ground floor shower room
- Three bedrooms
- Loose stone driveway & long rear garden
- EPC RATING D

**£152,500**

#### DRAFT DETAILS

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

#### ENTRANCE HALL

With leaded obscured UPVC double glazed door with rose motif, stairs rising to the first floor, fitted cloak pegs, central heating thermostat, electric consumer unit and door into the lounge.

#### LOUNGE

13'10 max x 12' max

With central heating radiator, UPVC double glazed window to the front, feature brick fireplace with wooden mantelpiece over incorporating a living flame gas fire, useful understairs storage cupboard, coved ceiling and door in to the breakfast kitchen.

#### BREAKFAST KITCHEN

11' max x 9' max

Being partly tiled to the walls and fitted with a range of maple style units with stainless steel handles to two sides comprising: inset single drainer stainless steel sink with mixer tap and fitted base unit, further base units and drawers with working surfaces over, space for a cooker, plumbing and space for a washing machine and fitted wall cabinets. Wall mounted boiler, wood effect vinyl floor covering, UPVC double glazed window to the rear, door to the rear lobby and door to ground floor shower room.

#### SHOWER ROOM

5'5 x 5'4

Being fully tiled around the shower cubicle and partly to the other walls and equipped with a white suite comprising: corner shower cubicle with electric shower fitment and pedestal wash hand basin with double cupboard below. Curved chrome heated towel rail, obscured UPVC double glazed window to the side, extractor fan and tiled floor.

#### REAR LOBBY

With rear exit door, tiled floor and door into the WC.

#### WC

2'9 x 5'5

Being half tiled to the walls and equipped with a white suite comprising of a low flush WC and corner wash hand basin with mixer tap, Central heating radiator, tiled floor and obscured UPVC double glazed window to the side.

#### LANDING

With central heating radiator, UPVC double glazed window to the rear, loft hatch and doors to all three bedrooms.

#### BEDROOM ONE

12' x 11

With central heating radiator, UPVC double glazed window to the front and ornate fireplace.

#### BEDROOM TWO

11'1 x 9

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

#### BEDROOM THREE

9'10 x 7'9

With central heating radiator, two UPVC double glazed windows to the front and a built in wardrobe.

#### OUTSIDE

To the front of the property is a loose stoned fore garden providing vehicle parking for one car set behind double opening timber gates, central pathway and shared tunnelway leading to the rear garden via a timber gate. There is a good sized rear garden with paved patio, lawn, path, mature fruit trees, borders, timber store shed, cold water tap, outside power point, fenced boundaries and security light.

#### 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

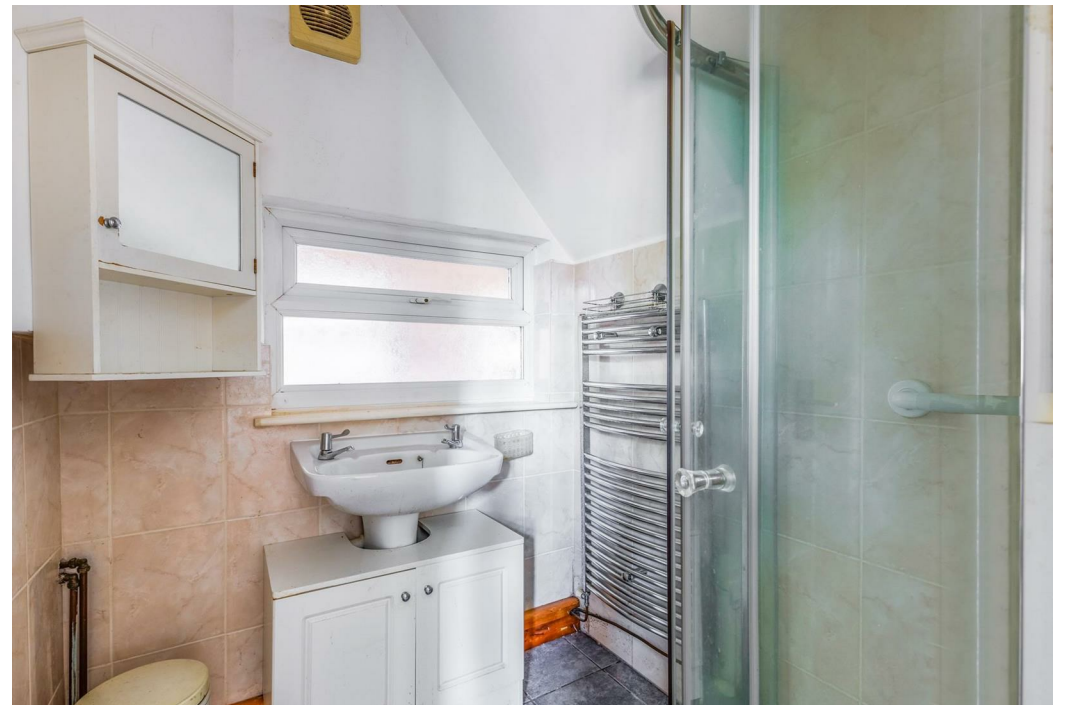
COUNCIL TAX BAND: A

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.



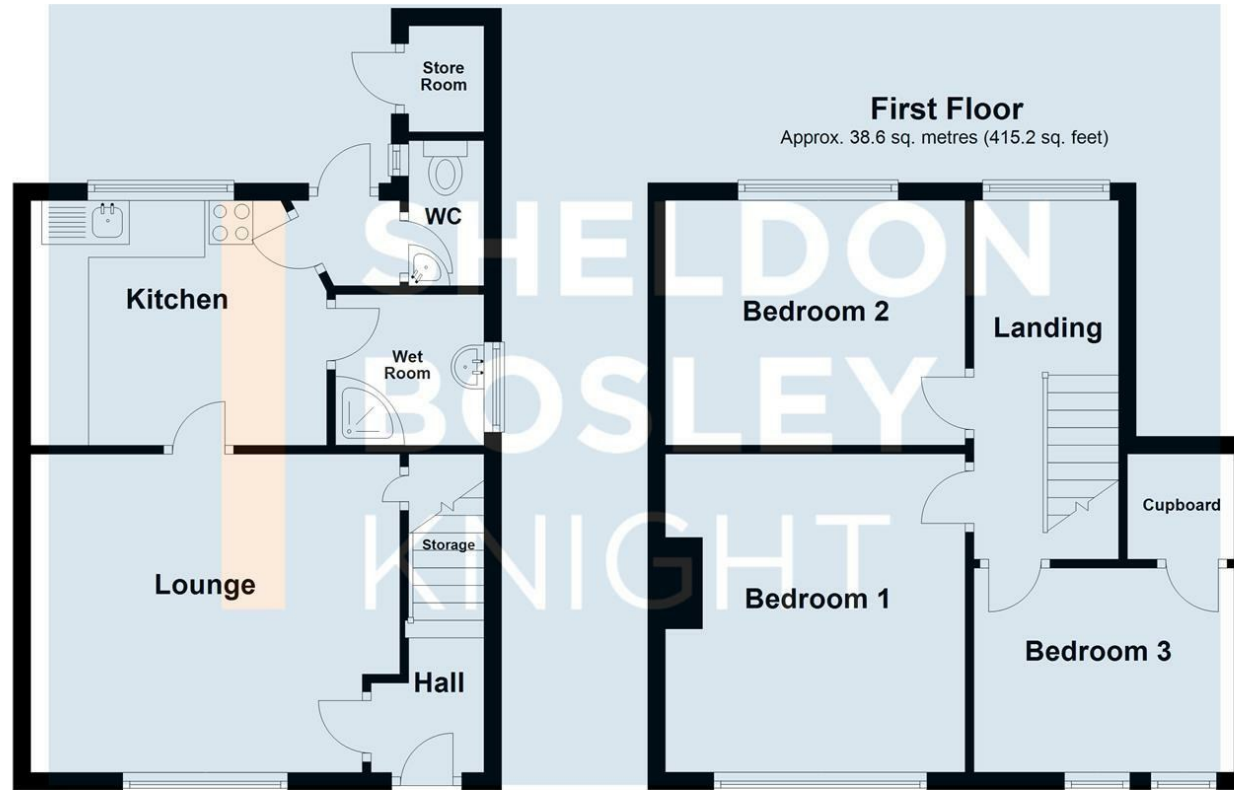




# Floorplan

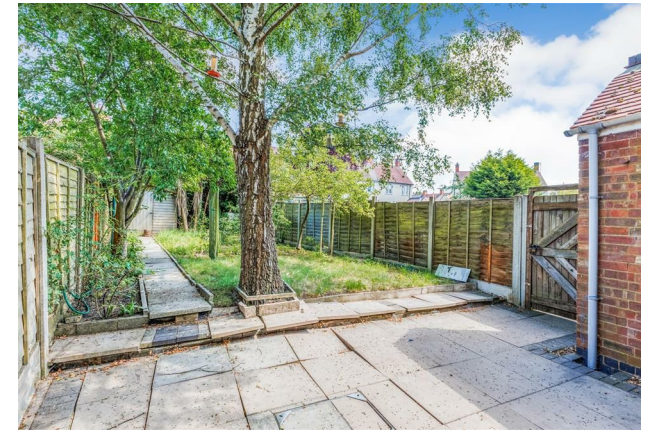
## Ground Floor

Approx. 35.6 sq. metres (383.2 sq. feet)



Total area: approx. 74.2 sq. metres (798.4 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 -

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](http://sheldonbosleyknight.co.uk)



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