



Bracebridge Street, Nuneaton, CV11 5PA

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** HERE'S ONE TO DO UP - CASH BUYERS ONLY *** Open house: Saturday 28th September 2pm - 4pm, call to book your slot quickly.

Here is a traditional style middle terraced residence situated along this popular tree lined road in a central location just a short walk from the town centre, shops, clubs, cafes, mosques and further amenities.

The property offers tremendous potential as a family home requiring full modernisation and improvement hence this price but is sold with no upward chain and does benefit from upvc double glazing and offers good sized accommodation that has to be viewed.

Briefly comprising: two reception rooms, rear lobby, kitchen and walk in pantry cupboard. Landing, three bedrooms and bathroom. Walled forecourt and rear garden. EPC RATING F





Key Features

- Mid terraced residence
- Central location
- Requires full modernisation / upgrade
- Cash buyers only
- Three bedrooms & bathroom
- Walled forecourt & rear garden
- No onward chain & viewing essential
- EPC RATING TBC

Asking Price
£125,000

Draft Details

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

Front Lounge

12'5 x 13'7 into bay

With obscured UPVC double glazed front entrance door, wall mounted electric storage heater, feature fireplace with wooden surround and tiled inset, UPVC double glazed bay window to the front, coved ceiling and glazed door into the rear lounge.

Rear Lounge

12'5 x 12'5

With fitted gas fire set on a tiled fireplace, UPVC double glazed window to the rear, door and stairs rising to the first floor, useful understairs storage cupboard, coved ceiling and door into rear lobby.

Rear Lobby

7' max x 7'4 max

With obscured UPVC double glazed side exit door, opening into the kitchen area, built in pantry cupboard with obscured UPVC double glazed window to the side and fitted shelving.

Kitchen Area

8' x 7'10

With inset single drainer stainless steel sink with base cabinet below, further base cabinet, freestanding cooker and UPVC double glazed window to the side.

Landing

With doors off to all rooms.

Bedroom One

14'2 x 13'10 into bay

With wall mounted gas heater, UPVC double glazed bay window to the front and coved ceiling.

Bedroom Two

11'1 x 12'6

With wall mounted gas heater, UPVC double glazed bay window to the rear, built in over stairs cupboard with loft hatch and coved ceiling.

Bedroom Three

8'1 x 8'6

With UPVC double glazed bay window to the rear and built in airing cupboard with water tank.

Bathroom

6'9 x 5'1

Being half tiled to the walls and equipped with a white suite comprising: panelled bath, wash hand basin and a low flush WC. Obscured UPVC double glazed window to the side

Outside

To the front of the property is a walled forecourt, path and gate leading to the front door and a shared tunnelway with next door leading to the rear garden. The rear garden has a paved yard/patio, lawn, block paved central path, fenced and walled boundaries, security light, timber store shed and two brick built outhouses.

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.

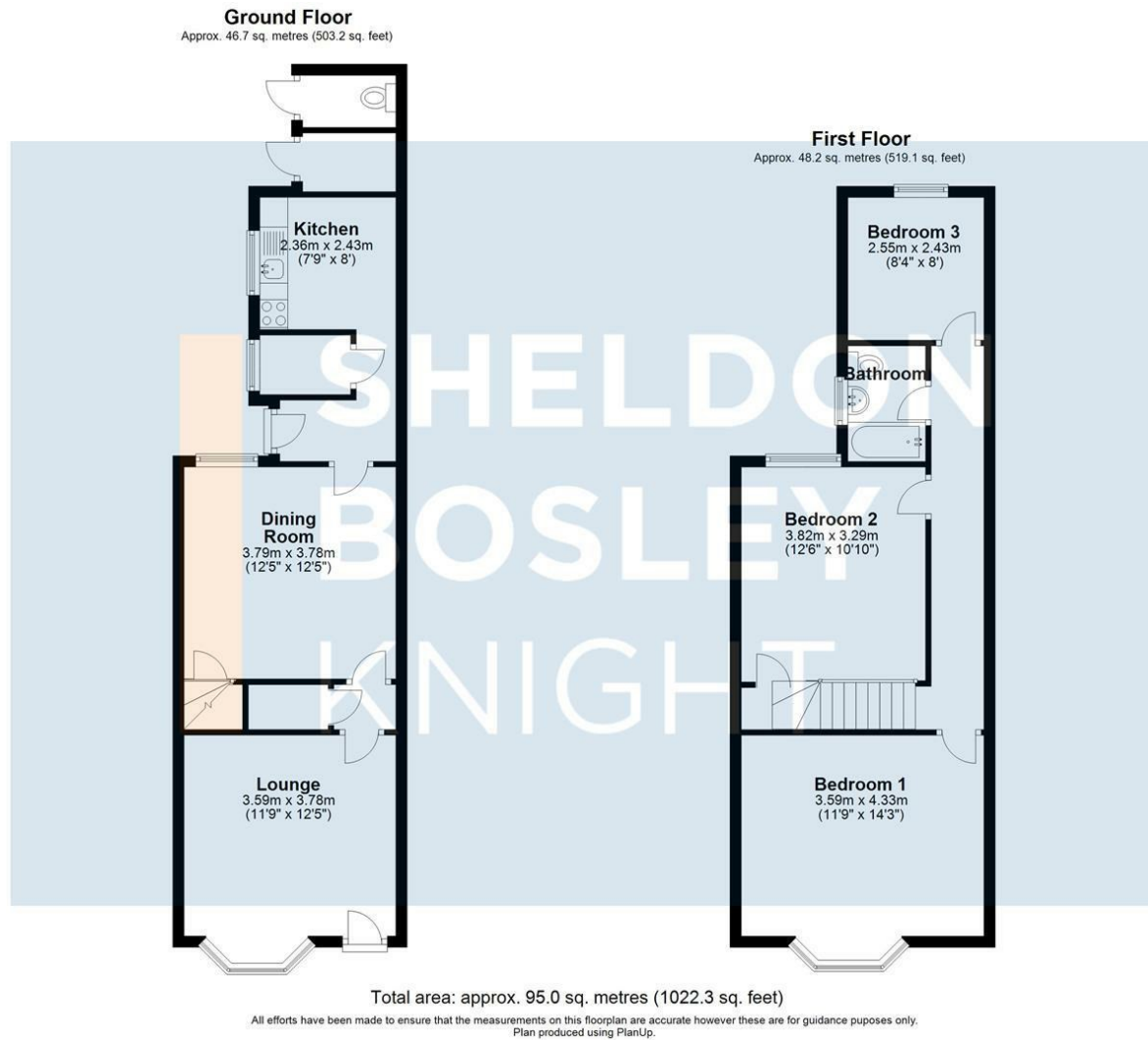
VIEWING: by prior appointment through the Sole Agents.







Floorplan



EPC Rating - F

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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

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RURAL



DISCLAIMER

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