



Barne Close, Nuneaton, CV11 4TP

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** LOVELY SPOT AND NO CHAIN ***

Here is a modern semi detached bungalow occupying a lovely, small cul de sac location just off Copsewood Avenue within the popular Whitestone location.

The property is ideally placed with excellent local amenities; shops, clubs, bus stop, doctors surgery and whilst requiring some updating and improvement does benefit from gas fired central heating, upvc double glazing, upvc fascias, soffits and guttering, no upward chain and comfortable well planned accommodation which has been re-configured with the lounge and kitchen now to the back of the bungalow enjoying the westerly facing rear garden.

Briefly comprising: side hall, good sized lounge, upvc double glazed conservatory, kitchen with built in oven and hob, two good sized bedrooms and refitted shower room. Loose stone foregarden, tarmacadam driveway, garage and rear garden. EPC RATING D.





Key Features

- Modern semi detached bungalow
- Small cul de sac location
- Sought after Whitestone location
- Needs some updating / improvement
- Lounge, kitchen and conservatory
- Two bedrooms and shower room
- Drive garage & gardens
- EPC RATING D

**Offers Over
£210,000**

Hall

With leaded obscured UPVC double glazed side entrance door, leaded obscured UPVC double glazed window to the side, central heating radiator, wall lights, coved ceiling, fitted smoke alarm, glazed doors to the kitchen and lounge and further doors to both bedrooms and shower room.

Lounge

12' x 17'5

With two central heating radiators, wall light points, coved ceiling, double glazed aluminium sliding patio door in to the conservatory.

Conservatory

9'8 x 11'10

With brick built base, UPVC double glazed windows, double opening doors to the garden, polycarbonate roofing and tiled floor.

Kitchen

8'5 x 9'7

Being partly tiled to the walls and fitted with a comprehensive range of units to two sides comprising: inset single drainer sink with stainless steel mixer tap and fitted base unit, further base units and drawers with working surfaces over, built in oven with cupboard / drawers above and below, built in four ring hob, integrated extractor hood above, space and housing for tall fridge/freezer with cupboard above, plumbing and space for a washing machine, glass display cabinet and fitted wall cupboards. UPVC double glazed window to the rear, loft hatch and wood effect vinyl floor covering.

Bedroom One

12' x 12'10 to wardrobe

With central heating radiator, UPVC double glazed window to the front, fitted wardrobes and coved ceiling.

Bedroom Two

8'7 plus recess x 9'6

With central heating radiator, UPVC double glazed bow window to the front, storage recess with shelving and drawers, built in meter cupboard housing the electric consumer, meters and coved ceiling.

Shower Room

6'6 x 5'5

Being fully tiled to the walls and fitted with a white suite comprising a corner shower cubicle with built in shower fitment, pedestal wash hand basin with mixer tap and low flush WC. Central heating radiator, obscured UPVC double glazed window to the side, coved ceiling and tiled effect floor covering.

Outside

The property sits in a small cul-de-sac just off Copsewood Avenue and has a loose stoned frontage, tarmac driveway with block paved edging at the side of the property beyond double opening gates providing motor vehicle parking for three vehicles, cold water tap, canopy porch over the side entrance door, courtesy lighting, direct access to the garage and a timber gate giving access to the rear garden.

The rear garden has a paved patio, lawn, stepping stone path, flower beds, cold water tap, fenced and wall boundaries and UPVC double glazed door into the garage.

Garage

With up and over entrance door, power and lighting and side personal 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: 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.

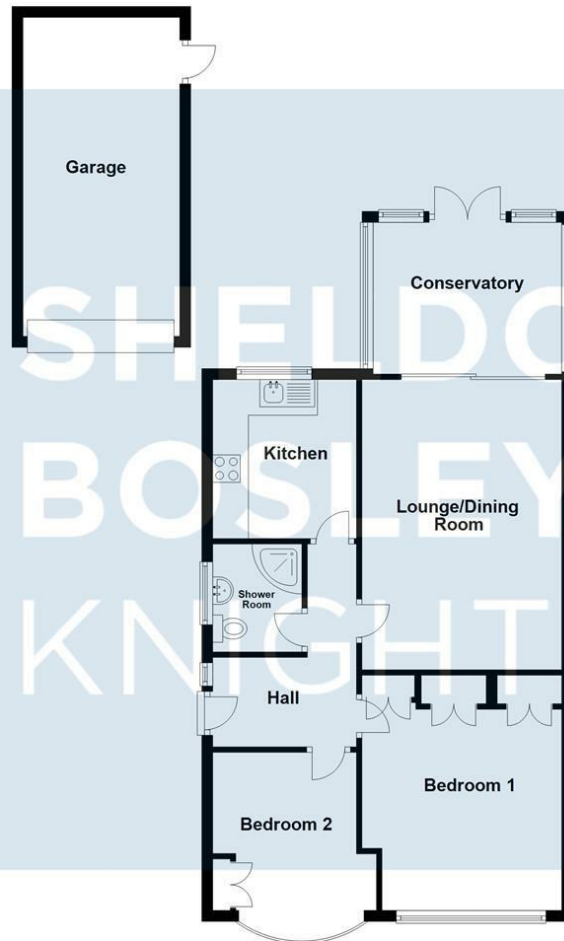






Floorplan

Ground Floor
Approx. 88.6 sq. metres (954.0 sq. feet)



Total area: approx. 88.6 sq. metres (954.0 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 - 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



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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