



**Bracebridge Street, Nuneaton, CV11 5PD**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* VIDEO TOUR AVAILABLE \*\*\*

Sheldon Bosley Knight are delighted to bring to the market this fully refurbished larger style terraced home situated within close proximity to Nuneaton's town centre. The property is worthy of an early viewing to avoid disappointment and offers good sized accommodation with neutral decoration throughout, ornate feature fireplaces along with gas fired central heating, uPVC double glazing. Briefly comprising: side entrance hall, front lounge with gas fire, rear lounge, new kitchen with built in oven / hob, new ground floor bathroom, landing, three good sized bedrooms and first floor WC. Walled forecourt, shared entryway, newly landscaped rear garden with patio and lawn.





## Key Features

- Mid terraced Home
- Available immediately
- Supern central location
- Modern kitchen & bathroom
- Two reception rooms
- Three bedrooms & WC
- Rear Garden
- EPC D & Council tax band A

**PCM**  
**£925 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.

### Side Entrance Hall

Having obscure uPVC double glazed entrance door, bevelled effect laminate, stair case to the first floor and doors to

### Front Lounge

13'2" into bay x 12'4"

Having central heating radiator, uPVC double glazed box bay window to the front and feature fireplace with marble inset and hearth incorporating a living flame gas fire.

### Rear Lounge

12'3" x 12'0"

Having central heating radiator, uPVC double glazed window to the rear, bevelled effect laminate wooden flooring, under stairs storage cupboard and opening to

### Kitchen

13'0" x 7'3"

Having a refitted comprehensive range of modern hi-gloss wall and base units with contrasting work surfaces tiled splash backs, inset stainless steel single drainer sink with mixer tap, built in oven and hob with stainless steel chimney style extractor over, space and plumbing for automatic washing machine, space for tall fridge freezer, central heating boiler, inset ceiling spot lights, bevelled effect laminate flooring, central heating radiator, uPVC double glazed window and door to the side and door to

### Bathroom

9'9" x 5'2"

Having a refitted modern white suite comprising low level w.c., pedestal wash hand basin, panelled bath with mixer tap and shower attachment, extractor fan, tiled splash backs, inset ceiling spot lights, chrome heated towel rail, obscure uPVC double glazed window to the side and tiled flooring.

### First Floor Landing

Having loft access and doors to

### Bedroom One

11'2" x 14'2"

Having central heating radiator, uPVC double glazed window to the front, ornate fireplace and walk in storage cupboard.

### Bedroom Two

11'1" x 12'1"

Having central heating radiator, uPVC double glazed window to the rear and ornate fireplace.

### Bedroom Three

9'2" x 7'2"

Having central heating radiator and uPVC double glazed window to the rear.

### W.C.

4'2" x 3'5"

Having a modern white suite comprising low level w.c., wash hand basin with mixer tap, tiled flooring, extractor fan and half tiled walls.

### Outside

To the front of the property there is a walled forecourt, shared tunnel way with gated access to the rear garden which has a paved patio/yard, lawn, raised flower bed and fenced boundaries.

### 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



This floor plan is not to scale and is for guidance purposes only  
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EPC Rating - D

Tenure -

Council Tax Band - A

Local Authority  
Nuneaton and Bedworth Borough Council

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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