



SHELDON
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48

Ullswater Avenue, Nuneaton, CV11 6HS

**SHELDON
BOSLEY
KNIGHT**

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Property Description

*** DETACHED BUNGALOW, GOOD PLOT AND SOUGHT AFTER LOCATION

*** Here is a modern detached bungalow situated upon the highly popular St Nicolas Park development just off Windermere Avenue / St Nicolas Park Drive.

The bungalow benefits from gas fired central heating, upvc double glazing, upvc fascias, soffits and guttering, is offered for sale with no upward chain and whilst requiring some modernisation offers great potential as your next home on this popular area close to local amenities - bus stops, doctors surgery, shops and road links to the main roads.

Briefly comprising: entrance hall, kitchen with built in oven and hob, lounge, inner hall, two bedrooms, shower room and conservatory. Block paved forecourt, carport, garage and rear garden with greenhouse and timber shed. EPC RATING D.





Key Features

- Modern detached bungalow
- Sought after St Nicolas Park location
- Good sized plot & no onward chain
- Needs some updating / improvement
- Lounge, kitchen and conservatory
- Two bedrooms & shower room
- Block paved front, carport, garage & rear garden
- EPC RATING D

£265,000

DRAFT DETAILS

ENTRANCE HALL

With obscured UPVC double glazed front entrance door and matching side screen, built in double door cloaks cupboard, central heating radiator, fitted smoke alarm, glazed doors through to the kitchen and lounge.

KITCHEN

8'7 x 8'9 minimum

Fitted with a comprehensive range of units to three sides, comprising: inset single drainer stainless steel sink with mixer tap and fitted base unit, additional base units and drawers with contrasting working surfaces over, built in oven with cupboards above and below, built in four ring hob, plumbing and space for an automatic washing machine, space for an undercounter fridge, built in six door tall larder cabinet and fitted wall cupboards. Central heating radiator, obscured UPVC double glazed side exit door, UPVC double glazed window to the side and a built in pantry cupboard with fitted shelving. Vinyl floor covering.

LOUNGE

24'10 x 10'10

With two central heating radiators, UPVC double glazed window to the front, feature fire place with marble inset and hearth incorporating a fitted gas fire. This room is currently separated via an easily removed wooden double set of sliding doors. Obscure glazed door through into the rear hall.

INNER HALL

With built in store coverage housing the boiler, doors off to both bedrooms and shower room.

BEDROOM ONE

12'2 x 10'1

With central heating radiator, UPVC double glazed sliding patio door through into the conservatory and coved ceiling.

BEDROOM TWO

9'9 x 10'4

With central heating radiator, UPVC double glazed picture window into the conservatory and coved ceiling.

SHOWER ROOM

6'10 x 6'1

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

CONSERVATORY

11'10 x 7'6

With brick built base, UPVC double glazed windows, side exit door and polycarbonate roof.

OUTSIDE

The property sits on a generous plot with low maintenance frontage which is fully block paved, providing motor vehicle parking for two / three vehicles, side pedestrian access via a timber gate at the side to the rear garden and there are double opening wrought iron gates leading to a carport area and direct access to the garage. The garage has an up and over entrance door, side personal door, power and lighting, rear personal door, UPVC double glazed window to the rear and measures 10'11 x 16'11. The rear garden has a paved patio, path, lawn, borders, greenhouse, timber shed, cold water tap, motion activated security light and fenced boundaries.

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: D

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.



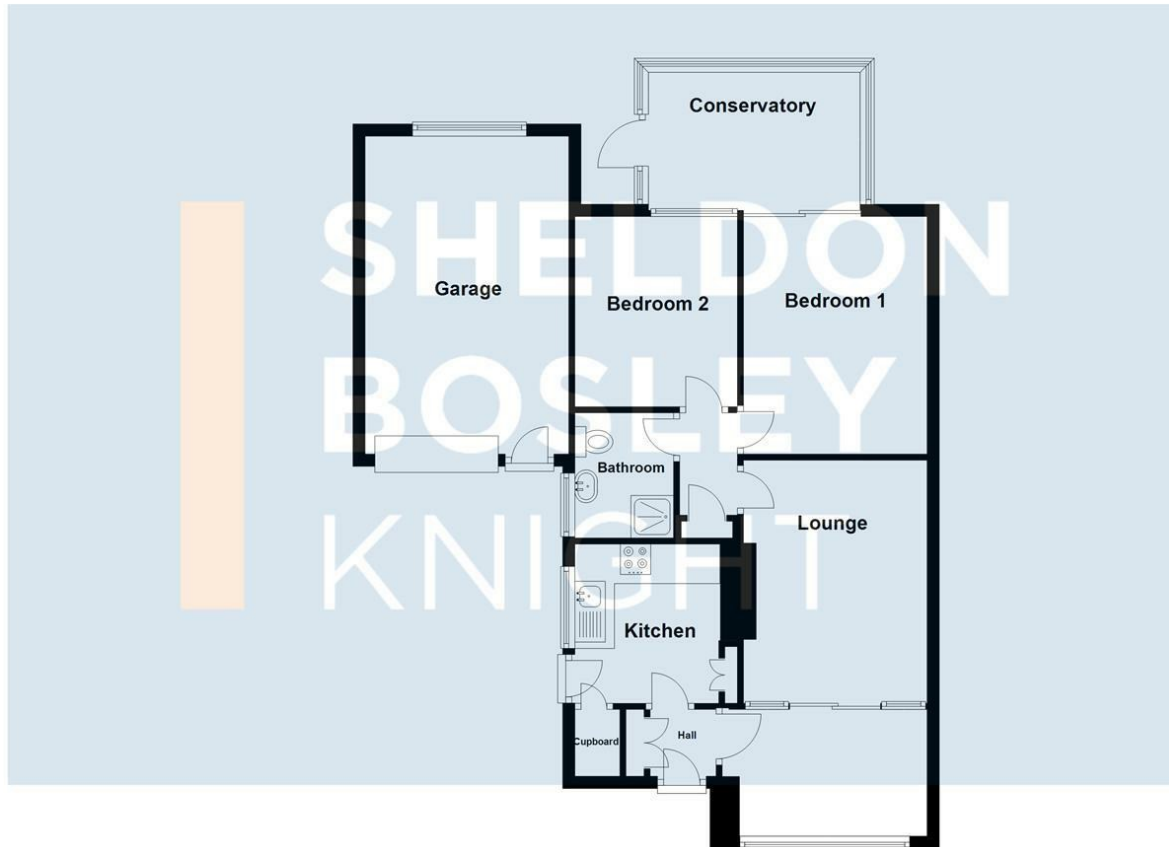




Floorplan

Ground Floor

Approx. 87.2 sq. metres (938.4 sq. feet)



Total area: approx. 87.2 sq. metres (938.4 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 - D

Tenure - Freehold

Council Tax Band - D

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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