



SHELDON
BOSLEY
KNIGHT
FOR SALE

35

36

Stretton Road, Nuneaton, CV10 7ER

Property Description

*** SINGLE BAYED AND LONG REAR GARDEN *** Here is a traditional style, single bayed, middle terraced residence situated along this popular road just off Greenmoor Road.

The property which is currently let would make either an excellent investment or family home (notice will be served on tenants) and offers improved and well presented accommodation with gas fired central heating , upvc double glazing, driveway to the front, long rear garden and is pleasantly situated close to Stockingford and the town centre with plenty of nearby amenities - schools, shops, sports centre, canal etc.

Briefly comprising: entrance hall, lounge / diner, kitchen with built in oven and hob, rear lobby and ground floor bathroom. Landing, three bedrooms, driveway and good sized rear garden. EPC RATING D.





Key Features

- Middle terraced residence
- NO ONWARD CHAIN
- Improved and well presented
- Gas central heating & Upvc Dbl glazing
- Open plan lounge / diner
- Kitchen & ground floor bathroom
- Three bedrooms
- Driveway, long rear garden & EPC RATING D

£180,000

ENTRANCE HALL

3'0 x 2'9

With UPVC front entrance door, central heating radiator, stairs rising to the first floor accommodation, fitted smoke alarm and a door through into the lounge / diner.

LOUNGE / DINER

11'10 x 24'9 into bay

With two central heating radiators, UPVC double glazed bay window to the front, central heating and hot water controller, useful under stairs store cupboard, built in double door store cupboard, UPVC double glazed window to the rear and a door through into the kitchen.

KITCHEN

8'2 x 7'9 max

Being partly tiled and wooden clad to the walls and equipped with a range of modern maple style units with stainless steel handles to two sides comprising: inset single drainer stainless steel sink with mixer tap and base unit, additional base units and drawers with matching working surfaces over, built in oven, four ring hob, glass splash back and stainless steel chimney style extractor hood above, plumbing and space for an automatic washing machine and fitted wall cabinets. UPVC double glazed boxed by window to the side, obscured UPVC double glazed side exit door, wood effect floor covering and opening through into the rear lobby.

REAR LOBBY

With central heating radiator, space for a tall fridge freezer, wood effect flooring, loft hatch and a door through into the ground floor shower room.

GROUND FLOOR BATHROOM

7'8 x 5'0

Being fully tiled to the walls and equipped with a white suite comprising a panelled bath with mixer tap and shower attachment, wash hand basin set in a vanity unit with double cupboard below and mixer tap and and a low flush WC. Central heating radiator, obscured UPVC double glazed window to the side, tiled effect floor covering and ceiling mounted extractor fan.

LANDING

With fitted smoke alarm, loft hatch, doors off to all three bedrooms.

BEDROOM ONE

12'0 x 10'5

With central heating radiator, UPVC double glazed window to the front, built in overstairs store cupboard with hanging rail and UPVC double glazed window to the front.

BEDROOM TWO

12'0 max x 12'0 max

With central heating radiator, UPVC double glazed window to the rear, built in double door wardrobe with hanging rail and fitted shelf. Built in double door store cupboard which houses the Worcester boiler and useful storage space below.

BEDROOM THREE

6'5 x 8'8

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

OUTSIDE

To the front of the property is a paved forecourt provided motor vehicle parking for one car, flower bed and shared tunnelway with next door leading through to the rear garden via a timber gate. There is a good sized rear garden with paved patio, path, lawn, raised flower bed 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:

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.



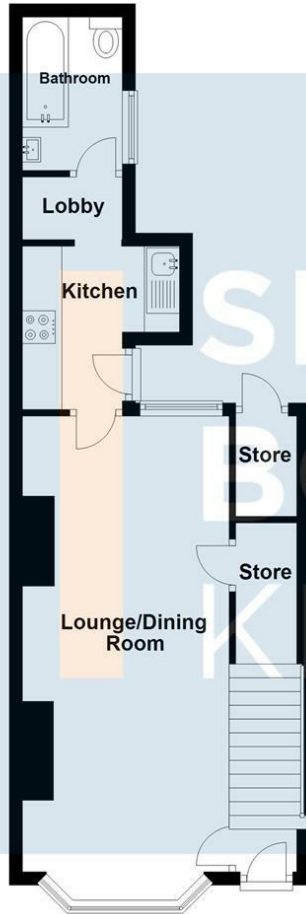




Floorplan

Ground Floor

Approx. 40.2 sq. metres (432.9 sq. feet)



First Floor

Approx. 32.5 sq. metres (349.7 sq. feet)



Total area: approx. 72.7 sq. metres (782.6 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 - B

Local Authority
Nuneaton & Bedworth

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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