



Bucks Hill, Nuneaton, CV10 9LE

Property Description

*** WORTH EVERY BUCK THIS ONE !

*** This is a traditional style, single bayed, end terraced residence situated at the bottom end of Bucks Hill close to Whittleford Park offering vastly improved and particularly well maintained home worthy of an early viewing.

The property offers spacious accommodation with gas fired central heating, upvc double glazing, landscaped low maintenance rear garden, on street parking, high ceilings, large kitchen and bathroom and is ideally placed with plenty of amenities within Stockingford and nearby.

Briefly comprising: two reception rooms, large fitted kitchen, landing, two double bedrooms and large bathroom with five piece suite. Loose slate foregarden and landscaped, southerly facing rear garden. EPC RATING E.





Key Features

- Traditional style end terraced
- Vastly improved and well presented
- Excellent FTB or rental investment
- Gas heating & Dbl glazing with new boiler
- Two receptions & large kitchen
- Two double bedrooms & large bathroom
- Loose slate foregarden and landscaped rear garden
- EPC RATING E

£172,500

DRAFT PARTICULARS

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

FRONT LOUNGE

13'1 x 13'9 into bay

With obscured sealed unit double glazed composite front entrance door, central heating radiator, UPVC double glazed bay window to the front, laminate wooden flooring, two wall light points and a door through into the rear lounge.

REAR LOUNGE

12'4 x 12'5

With central heating radiator, UPVC double glazed window to the rear, door and stairs rising to the first floor accommodation, under stairs storage cupboard, laminate wooden flooring, central heating thermostat, coved ceiling and an opening through into the kitchen.

KITCHEN

21'8 x 6'9

Being partly tiled to the walls and fitted with a comprehensive range of high gloss white units to three sides comprising: an inset double circular bowl sink with stainless steel mixer tap and fitted base unit. Additional base units and drawers with contrasting working surfaces over, three tall larder cabinets, built in double stainless steel oven, four ring hob, integrated extractor hood above, plumbing and space for automatic washing machine, plumbing and space for a dishwasher, space and vent for tumble dryer and fitted wall cabinets with concealed lighting. Breakfast bar, central heating radiator, two UPVC double glazed windows to the side, tiled floor, obscured UPVC double glazed side exit door, inset ceiling spotlights and wall mounted Baxi boiler which supplies the domestic central heating and hot water systems.

LANDING

With central heating radiator, doors off to both bedrooms and bathroom and fitted smoke alarm.

BEDROOM ONE

14'5 x 12'1

With central heating radiator, UPVC double glazed window to the front, ornate fireplace, loft hatch and useful over stairs store cupboard with hanging rail and shelving

BEDROOM TWO

10'8 x 12'5

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

BATHROOM

6'10 x 13'8

Being fully tiled to the shower area and half tiled to the remaining walls and equipped with a white suite comprising: panelled bath with waterfall mixer tap, wash and basin and low flush WC set in a vanity unit with working surfaces, cupboards and drawers. Corner shower cubicle with built-in shower fitment, central heating radiator, obscured UPVC double glazed window to the rear, two bathroom cabinets, tiled floor and inset ceiling spotlights.

OUTSIDE

Outside to the front of the property is a loose slate fore garden and shared tunnelway with next door leading through to the rear garden via a timber gate. The rear garden has a block paved yard / patio and steps leading down to a newly landscaped low maintenance rear garden which is mainly loose stoned and to the extreme rear is a further wooden decked patio area. ?Walled and fenced boundaries, cold water tap.

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.

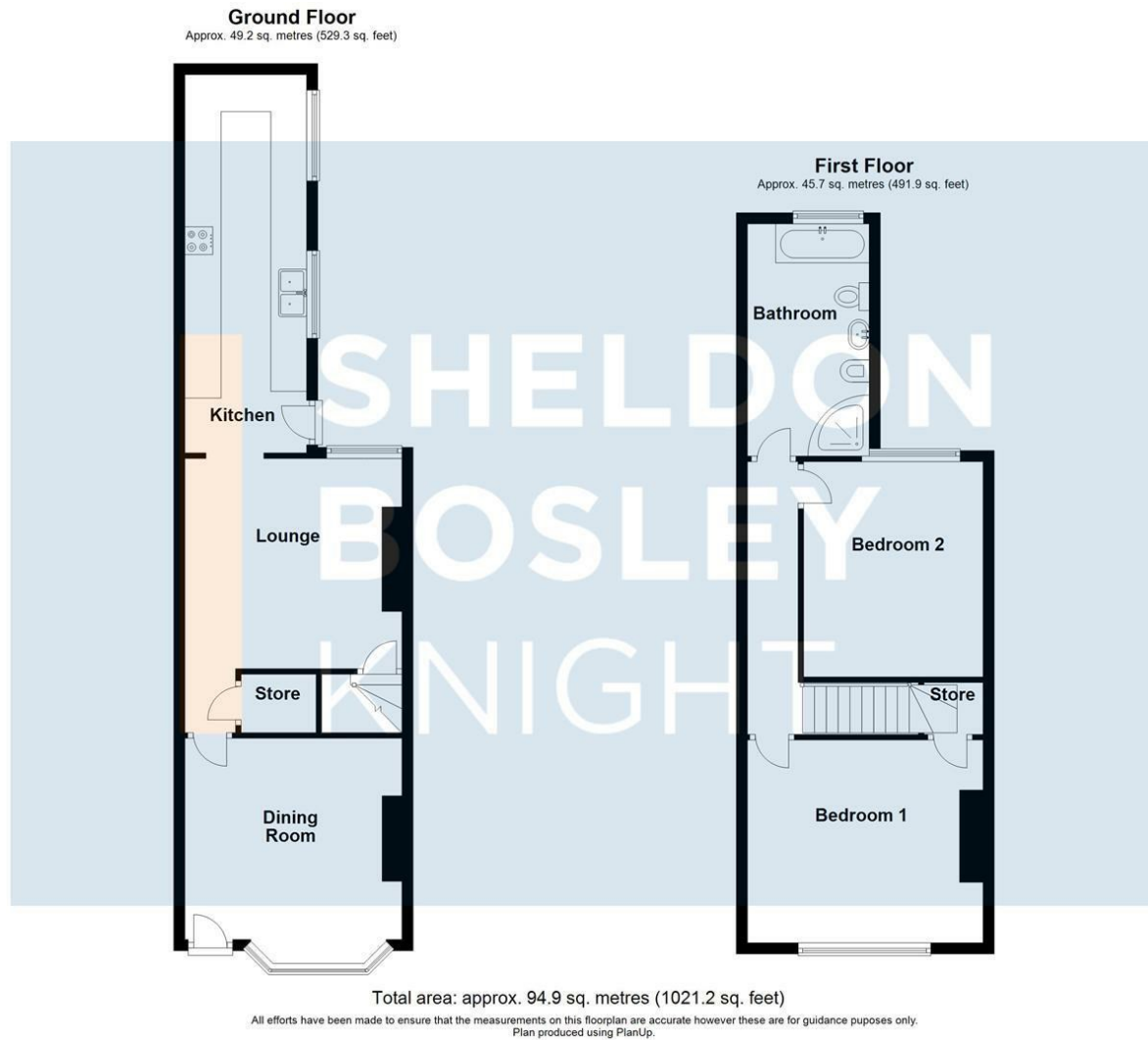
VIEWING: by prior appointment through the Sole Agents.







Floorplan



EPC Rating - E

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

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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