



**Drayton Way, Nuneaton, CV10 9ER**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* NEWLY UPGRADED AND NO CHAIN \*\*\* Here is a semi detached home situated in an established and popular location just off Camp Hill Road that has undergone recent improvement and refurbishment and is worthy of an early viewing.

The property benefits from gas fired central heating, upvc single glazed windows, new decoration, new kitchen and bathroom and is well placed backing onto allotments and other local amenities

Briefly comprising: through hall, ground floor wet room, full length lounge / diner, refitted breakfast kitchen, landing, three bedrooms, bathroom and separate WC. Loose stoned foregarden and established rear garden. EPC RATING E.







## Key Features

- Semi detached family home
- Recently refurbished and upgraded
- Popular and established location
- Excellent first time purchase
- Full length lounge / refitted kitchen
- Three bedrooms, bathroom & wet room
- No upward chain / viewing recommended
- EPC RATING E

**£180,000**

#### THROUGH HALL

With sealed unit double glazed front entrance door, central heating radiator, stairs rising to the first floor accommodation, fitted smoke alarm, doors through to the ground floor wet room, breakfast kitchen and lounge / diner.

#### GROUND FLOOR WET ROOM

6'3 x 7'0

Equipped with a white suite comprising: low flush WC, wash hand basin with tiled splashbacks and shower area with grab rails and low level electric shower fitment. Obscured UPVC single glazed window to the front and a built-in double door store covered which houses the gas meter.

#### LOUNGE / DINER

11'5 x 16'7

With two central heating radiators, UPVC single glazed window to the front, UPVC single glazed double opening patio doors out to the paved patio and rear garden beyond, artexed ceiling and a door through into the kitchen.

#### KITCHEN

12'5 x 9'1

Being partly tiled to the walls and refitted with a range of modern white high gloss units with stainless steel handles 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, four ring hob, stainless steel chimney style extractor hood, space for a tall fridge / freezer and fitted wall cabinets. Wall mounted boiler which supplies the domestic central heating and hot water systems, UPVC single glazed window to the side and rear and obscured UPVC double glazed rear exit door.

#### LANDING

With UPVC single glazed window to the rear, doors off to all three bedrooms, bathroom and separate WC.

#### BEDROOM ONE

10'10 x 11'6

With central heating radiator, UPVC single glazed window to the front and loft hatch.

#### BEDROOM TWO

11'0 max x 12'5 max

With central heating radiator and UPVC single glazed window to the front.

#### BEDROOM THREE

6'4 x 9'9

With central heating radiator, UPVC single glazed window to the rear and recess with hanging rail.

#### BATHROOM

5'6 x 5'11

Having been recently refitted with a white suite comprising a panelled bath with mixer tap and pedestal wash hand basin. Partly tiled walls and obscured UPVC single glazed window to the rear.

#### SEPARATE WC

2'5 x 5'2

Equipped with a white low flush WC, obscured UPVC single glazed window to the rear.

#### OUTSIDE

To the front of the property is a loose stone foregarden and path leading to the front door. There is an established rear garden with paved patio, lawn, timber shed, greenhouse and fenced and wall 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: 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.





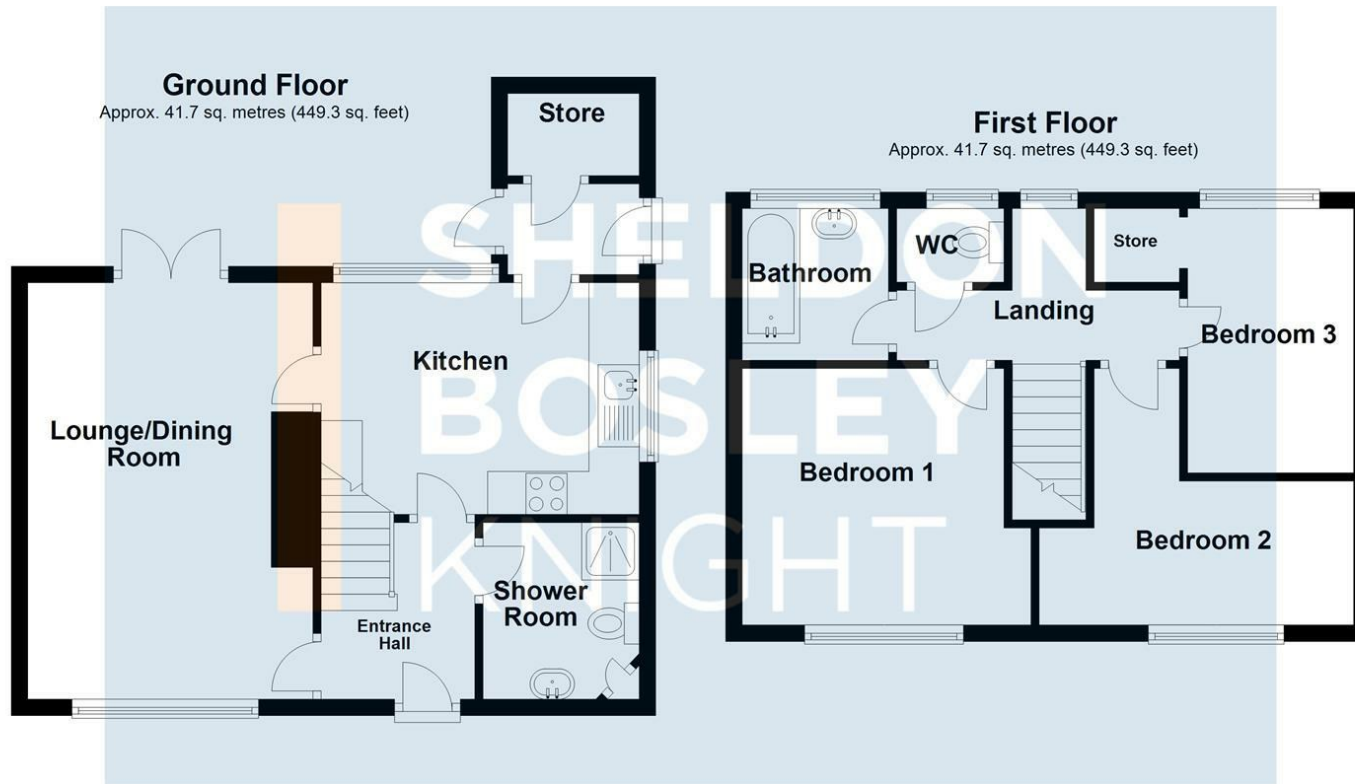








# Floorplan



Total area: approx. 83.5 sq. metres (898.6 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 - 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](http://sheldonbosleyknight.co.uk)



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