



Marigold Walk, Nuneaton, CV10 7SW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** PLENTY OF ACCOMMODATION AND LOVELY SPOT *** Here is a modern end mews situated in the popular Bermuda Park location on the outskirts of Nuneaton close to countryside, fantastic road links and adjacent to Bermuda Lake.

The property which is sold with no upward chain offers plenty of accommodation in good order throughout over three floors with gas fired central heating, upvc double glazing, twin allocated parking spaces to the rear, traffic free frontage and an early viewing is recommended.

Briefly comprising: through hall, guests cloakroom, kitchen with built in oven and hob, lounge / diner, three double bedrooms, ensuite and bathroom split over the top two floors, gardens and parking to the rear. EPC RATING C.





Key Features

- Three storey end mews residence
- Popular location close to countryside & lake at front
- Good sized family accommodation
- Gas heating & Upvc Double glazing
- Three double bedrooms, ensuite & bathroom
- Parking for two cars and gardens
- No upward chain / viewing recommended
- EPC RATING C

£225,000

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.

HALL

12'6 x 3'6

With obscured sealed unit double glazed front entrance door, central heating radiator, wooden flooring, built in cloaks cupboard, central heating thermostat, stairs to the first floor, inset ceiling spotlights and doors through to the kitchen, lounge / diner and guest cloak room.

GUESTS CLOAKROOM

3'0 x 5'10

Equipped with a white suite comprising a low flush WC and pedestal wash hand basin with tiled splashbacks. Central heating radiator, obscured UPVC double glazed window to the front and tiled floor.

KITCHEN

6'0 x 11'8

Being partly tiled to the walls and fitted with a range of shaker style units with stainless steel handles to three sides comprising: inset one and a half bowl stainless steel sink with mixer tap and fitted base unit, additional base units and drawers with contrasting working surfaces, built in stainless steel oven, four ring hob, and integrated extractor hood above, display shelving, plumbing and space for an automatic washing machine, space for an under counter appliance, space for tall fridge freezer and fitted wall cupboards. Tiled floor, obscured UPVC double glazed window to the front and inset ceiling spot lights.

LOUNGE / DINER

17'8 x 13'0

With two central heating radiators, feature fireplace with wooden surround incorporating a log effect electric fire, UPVC double glazed sliding patio door out to the paved patio, rear garden beyond and wooden flooring.

FIRST FLOOR LANDING

With stairs rising to the second floor accommodation, central heating radiator and doors off to two bedrooms and bathroom.

BEDROOM TWO

12'0 max x 12'11 max

With central heating radiator, UPVC double glazed window to the rear and built in airing cupboard with hot water tank and linen shelf.

BEDROOM THREE

13'0 max x 11'0 max

With two central heating radiators and two UPVC double glazed windows to the front.

BATHROOM

6'2 x 6'4

Being fully tiled around the bath and half tiled to one further wall and equipped with a white suite comprising: panelled bath with shower screen, built in shower fitment, pedestal wash hand basin and a low flush WC. Central heating radiator, wall mounted extractor fan, inset ceiling spotlights and tiled floor.

SECOND FLOOR LANDING

Door into master bedroom suite.

BEDROOM ONE

13'0 max x 22'6 max

With central heating radiator, UPVC double glazed window to the front, two central heating radiators, overstairs bulk head, dressing area with built in triple door wardrobe and dressing table. Double glazed roof window, loft hatch and and a door through into the ensuite shower room.

ENSUITE SHOWER ROOM

6'5 x 5'6

Equipped with a white suite comprising a fully tied corner shower cubicle with built in shower fitment, pedestal wash hand basin and a low flush WC. Central heating radiator, obscured UPVC double glazed roof window, tiled flooring, inset ceiling spotlights and extractor fan.

OUTSIDE

To the front of the property is a lawned foregarden, pathway leading to the front door and herbaceous borders. The rear garden has a paved patio, lawn, path, wooden decked patio, fenced and walled, boundaries and rear timber gate leading out to the parking area where there is allocated parking for 2/ 3 vehicles approached off Petunia Close.

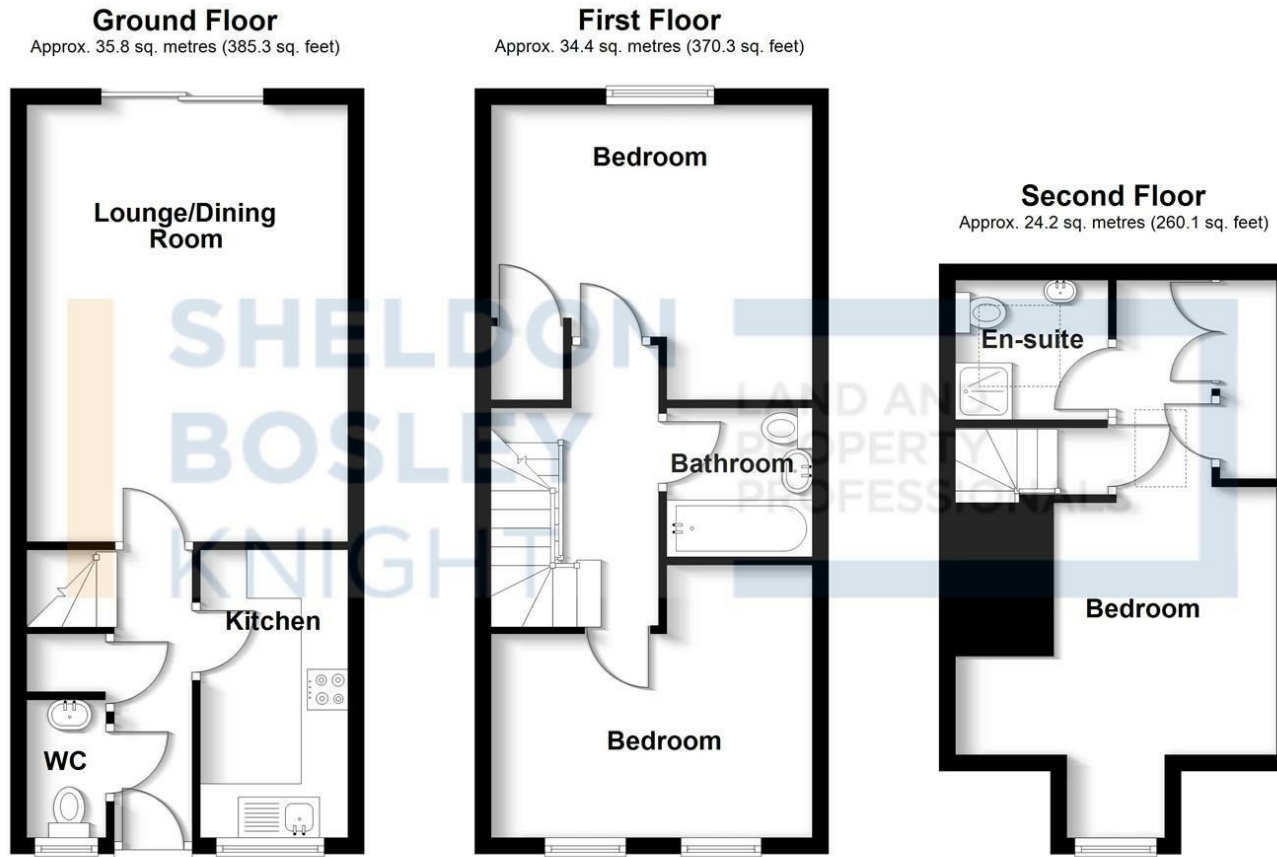
DRAFT PARTICULARS







Floorplan



All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - C

Tenure - Freehold

Council Tax Band - D

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

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DISCLAIMER

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