



The Raywoods, Nuneaton, CV10 7JY

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** GALLOP TO GLENDALE *** Here is a modern semi detached residence occupying a slightly elevated position upon the popular and sought after Glendale location of Nuneaton which requires some updating and improvement.

The property benefits from gas fired central heating, upvc double glazing, upvc fascias, soffits and guttering and offers extended family accommodation worthy of an early viewing and would make a lovely family home in a good spot close to schools for all ages, shops, Ensors pool and is sold with no upward chain.

Briefly comprising: Porch, lounge, dining kitchen with modern units and built in oven and hob, ground floor shower room, landing, three well proportioned bedrooms and modern bathroom. Driveway, garage and gardens. EPC RATING C.





Key Features

- Modern extended semi detached home
- Popular and sought after Glendale location
- Needs some updating / redecoration / improvement
- Close to amenities - schools, shops etc
- Three bedrooms, bathroom & ground floor shower room
- Drive, garage & 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: B

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.

PORCH / HALL

With leaded UPVC double glazed entrance door, UPVC double glazed windows to the front and side, built in store cupboard with fitty shelving and door through to the lounge.

LOUNGE

14'9 x 14'7

With central heating radiator, UPVC double glazed bow window to the front, stairs rising to the first floor accommodation, under stairs recess, coved ceiling and an opening through into the dining kitchen.

DINING KITCHEN

14'6 max 14'0 max

Dining area: with UPVC double glazed window to the rear, double central heating radiator, carpeted floor.

Kitchen area: being partly tiled to the wall and fitted with a range of white units with stainless steel handles to two sides comprising an inset single drainer stainless steel sink with mixer tap and fitted base unit. Additional base unit and drawers with contrasting working surfaces over, built-in oven, four ring hob, stainless steel chimney style extractor hood, plumbing and space for automatic washing machine, plumbing and space for a dishwasher, space for a tall fridge freezer and fitted wall cabinets. Vinyl floor covering, UPVC double glazed side exit door and a door through. to the ground floor shower room.

GROUND FLOOR SHOWER ROOM

6'10 x 6'6

Equipped with a white suite comprising: fully tiled shower cubicle with Mira Jump electric shower fitment, pedestal wash hand basin and low flush WC with tiled splash backs. Central heating radiator, obscured UPVC double glazed windows to the side and rear.

LANDING

With built in store cupboard which houses the boiler, doors off to all three bedrooms and loft hatch.

BEDROOM ONE

12'10 plus wardrobe depth x 8'8

With central heating radiator, UPVC double glazed window to the front, built in double door wardrobe and coved ceiling,

BEDROOM TWO

8'8 x 9'9 pkus wardrobe depth

With central heating radiator, UPVC double glazed window to the rear, built in wardrobe and coved ceiling.

BEDROOM THREE

8'3 max x 5'11

With central heating radiator, UPVC double glazed window to the front and built in cupboard with fitted shelving.

BATHROOM

5'9 x 6'9

Being fully tiled to the walls and fitted with a modern white suite comprising: panelled bath with mixer tap and shower attachment, pedestal wash hand basin and a low flush WC. ?Central heating radiator, obscured UPVC double glazed window to the rear and vinyl floor covering.

OUTSIDE

To the front of the property is a mature fore garden with flower, shrubs, bushes, and loose stones and a concrete print driveway providing motor vehicle parking for one car and direct access to the garage. The garage has an up and over entrance door, power, lighting, upvc double glazed window and door to the rear. .The rear garden has been designed with low maintenance in mind and is mainly paved and loose stoned on three different levels with dwarf walling, rails, shrubs, bushes and trees.

DRAFT PARTICULARS

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



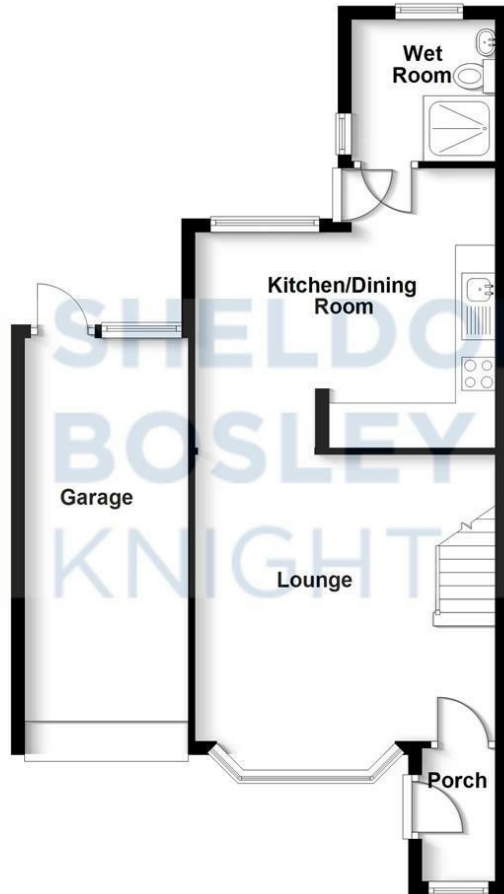




Floorplan

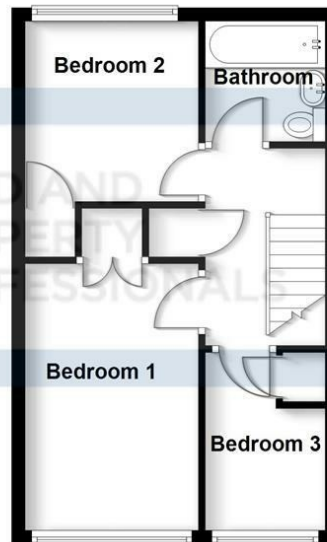
Ground Floor

Approx. 54.5 sq. metres (586.7 sq. feet)



First Floor

Approx. 34.4 sq. metres (369.9 sq. feet)



Total area: approx. 88.9 sq. metres (956.6 sq. feet)

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 - B

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

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HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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