



Arbury Road, Nuneaton, CV10 7NJ

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* IT'S ONE TO CONSIDER THIS ONE

\*\*\* Here is a traditional style middle terraced residence situated upon this popular main road within Stockingford with gas fired central heating, upvc double glazing, on street parking and offering good sized family accommodation.

The property requires some updating and improvement hence this price but offers good potential to get onto the property ladder, rental investment (rents nearby at £800pcm +) or downsizer with nearby amenities, road links, no onward chain and available for viewings straight away.

Briefly comprising: two reception rooms, kitchen, landing, two double bedrooms and large first floor bathroom with four piece suite. Walled forecourt and good sized rear garden with gardeners WC and brick out building. EPC RATING C.







## Key Features

- Traditional style middle terraced residence
- Popular main road location
- Needs some updating / Improvement
- Excellent first time or rental investment
- Two reception rooms & kitchen
- Two bedrooms & large first floor bathroom
- Walled forecourt & rear garden
- EPC RATING C

**£160,000**



#### 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:** 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.

#### FRONT LOUNGE

13'4 x 12'0

With obscured UPVC double glazed entrance door, central heating radiator, UPVC double glazed window to the front, laminate wooden flooring, coved ceiling, under stair storage cupboard and glazed door through to the rear lounge.

#### REAR LOUNGE

12'0 x 13'3

With central heating radiator, UPVC double glazed window to the rear, door and stairs rising to the first floor accommodation, coved ceiling, glazed door and step down into the kitchen.

#### KITCHEN

13'10 x 8'0

Being equipped with a range of units to three walls comprising: inset single drainer stainless steel sink with mixer tap and fitted base unit, additional base units and drawers with contrasting working surfaces over, space for cooker, extractor hood, plumbing and space for an automatic washing machine, space for an undercounter appliance, space for tall fridge freezer and fitted wall cabinets. Central heating radiator, UPVC double glazed window to the side, obscured UPVC double glazed side exit door, coved ceiling and tiled floor.

#### LANDING

With central heating radiator, loft hatch and doors off to both bedrooms and bathroom.

#### BEDROOM ONE

13'5 x 12'0

With central heating radiator, UPVC double glazed window to the front, ornate fireplace, storage recess with hanging rail and fitted cloaks pegs.

#### BEDROOM TWO

10'2 x 12'1

With central heating radiator, UPVC double glazed window to the rear, ornate fireplace, laminate wooden flooring and storage recess.

#### BATHROOM

13'5 x 8'0

Equipped with a white four piece suite comprising: panelled bath with mixer tap, pedestal wash hand basin, walk-in shower cubicle with built-in shower fitment and a low flush WC. Central heating radiator obscure, UPVC double glazed window to the rear and a built-in store cupboard with boiler and fitted shelving. Wood effect vinyl floor covering, PVC tiled effect splashbacks, extractor fan, coved ceiling and chrome heated towel rail.

#### OUTSIDE

To the front of the property is a walled forecourt and path leading to the front door. The rear garden has a patio / yard, lawn, path additional patio area, gardeners WC, brick built outbuildings to the rear and fenced and walled boundaries.

#### DRAFT PARTICULARS

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











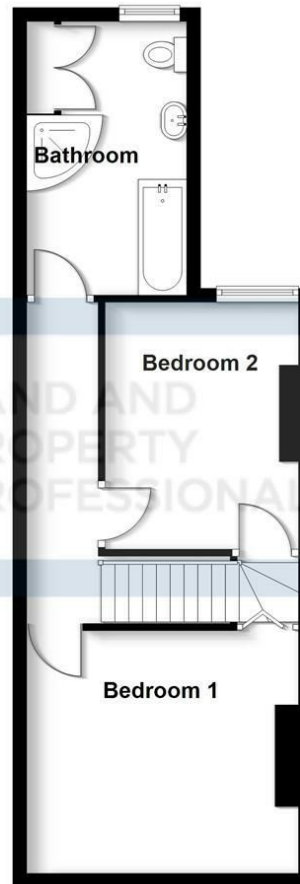


# Floorplan

**Ground Floor**  
Approx. 41.5 sq. metres (447.0 sq. feet)



**First Floor**  
Approx. 42.2 sq. metres (454.1 sq. feet)



Total area: approx. 83.7 sq. metres (901.1 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 - 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)



SALES

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#### DISCLAIMER

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