



Woburn Drive, Nuneaton, CV10 7HZ

SHELDON  
BOSLEY  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* VASTLY IMPROVED AND FLEXIBLE ACCOMMODATION \*\*\* Pleasantly situated in a small cul de sac location just off Heath End Road is this vastly improved and particularly well presented modern semi detached residence.

The property benefits from numerous recent upgrades and improvements including, refitted boiler 2021, new windows (except landing) 2021, new front door, refitted modern bathroom, landscaped rear garden, driveway for three cars and part converted garage to make a utility room, guests cloakroom, study/ office and storage to the front making the property a great contender for an early viewing.

Gas fired central heating, upvc double glazing and briefly comprising: entrance hall, hall, lounge with bow window, full width dining kitchen, utility room, guests cloakroom, study/office and store (remainder of original garage), landing, three bedrooms and refitted bathroom. Driveway for three vehicles and landscaped rear garden. EPC RATING D.







## Key Features

- Modern semi detached home
- Numerous improvements and upgrades
- Versatile & flexible accommodation
- Small cul de sac location
- Boiler and all (except one) windows replaced 2021
- Three bedrooms & newly fitted bathroom
- Driveway for 3 vehicles & landscaped rear garden
- EPC RATING D

**£240,000**



## DRAFT PARTICULARS

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

## 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:** C

**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.

## ENTRANCE HALL

4'0 max x 8'11 max

## HALL

4'2 x 5'4

## LOUNGE

12'0 max x 15'1 max

## DINING KITCHEN

10'7 max x 15'0 max

## UTILITY ROOM

10'8 max x 7'7 max

## GUESTS CLOAKROOM

3'1 x 4'5

## STUDY / OFFICE / PLAY ROOM

7'9 x 8'0

## STORE (REMAINDER OF ORIGINAL GARAGE)

7'10 x 8'0

## LANDING

## BEDROOM ONE

9'0 max x 12'8 max

## BEDROOM TWO

9'2 max x 10'8 plus wardrobe depth

## BEDROOM THREE

9'7 max x 6'4 max

## BATHROOM

6'6 max x 7'7 max

## OUTSIDE









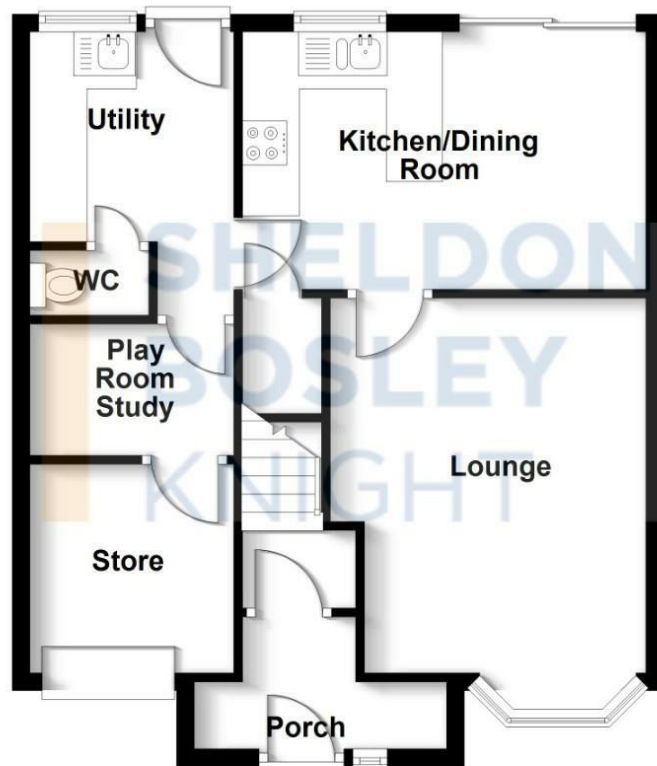




# Floorplan

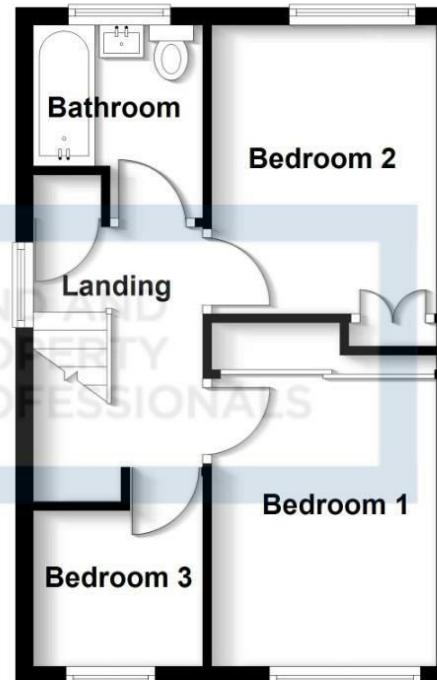
## Ground Floor

Approx. 55.1 sq. metres (593.3 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.6 sq. feet)



Total area: approx. 88.3 sq. metres (950.9 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 - D

Tenure - Freehold

Council Tax Band - C

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

LETTINGS

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#### DISCLAIMER

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