



**Tomkinson Road, Nuneaton, CV10 8BW**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* NEEDS SOME UPDATING \*\*\* Here is a traditional style, larger style middle terraced residence situated upon this popular main road location within Stockingford which is sold with no upward chain.

The property affords plenty of potential to put your own stamp onto it but does benefit from gas fired central heating, upvc double glazing, low maintenance, southerly facing rear garden and is ideally placed with a stack load of amenities within Stockingford and an early viewing is recommended.

Briefly comprising: two reception rooms, kitchen, ground floor shower room. Landing, three good sized bedrooms, walled forecourt and rear garden. EPC RATING D.







## Key Features

- Larger style middle terraced home
- Popular main road location
- Popular Stockingford location
- Close to amenities, schools, shops etc
- Needs some updating & improvement
- Three bedrooms & ground floor shower room
- Walled forecourt & low maintenance rear garden
- EPC RATING TBC

**Offers Over  
£145,000**



## DRAFT PARTICULARS

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

### FRONT LOUNGE

13'1 x 11'5

With UPVC front entrance door, central heating radiator, UPVC double glazed window to the front, feature fireplace with marble surround and inset incorporating a living flame gas fire, coved and artexed ceiling, central heating thermostat and a door through to the inner hall.

### INNER HALL

With useful under stairs storage cupboard, fitted smoke alarm and door through to the rear lounge.

### REAR LOUNGE

12'10 x 12'3

With central heating radiator, UPVC double glazed window to the rear, feature fireplace with marble surround, raised hearth and incorporating a living flame gas fire, door and stairs rising to the first floor accommodation, coved and artexed ceiling and a door through to the kitchen.

### KITCHEN

6'4 x 10'11

Being half tiled to the walls and equipped with a comprehensive range of units to both sides comprising: an 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 over, built in double oven, four ring hob, integrated extractor hood, corner display shelving, glass display cabinet and fitted wall cabinets. Integrated fridge, integrated washing machine, central heating radiator, UPVC double glazed window to the side, obscured UPVC double glazed side exit door, tiled floor, coved ceiling and a door through to the ground floor shower room.

### SHOWER ROOM

6'3 max x 5'11 max

Being fully tiled to the walls and fitted with a white suite comprising: corner shower cubicle, with Triton shower fitment, wash hand basin with mixer tap, double cupboard below and a low flush WC. Central heating radiator, obscured UPVC double glazed window to the side, wall mounted electric fan heater, extractor fan and carpeted floor.

### LANDING

With loft hatch, artexed ceiling and doors off to all three bedrooms.

### BEDROOM ONE

12'1 x 11'3

With double central heating radiator, UPVC double glazed window to the front, comprehensive range of fitted bedroom furniture comprising wardrobes, bedside cabinets, display shelving, bridging units and an over stairs walk in store cupboard through the fitted wardrobes.

### BEDROOM TWO

12'4 x 9'9

With central heating radiator, UPVC double glazed window to the rear.

### BEDROOM THREE

6'7 x 12'2

With central heating radiator, UPVC double glazed window to the rear and a built in store cupboard which houses the boiler which supplies the domestic central heating and hot water systems.

### OUTSIDE

To the front of the property is a paved and walled forecourt and there is a shared tunnel way between 146 and 148 Tomkinson Road that leads through to the garden via the neighbour's garden. There is a yard / patio, low maintenance garden beyond which is mainly paved and situated to the extreme rear are three linked wooden store sheds. Fenced and walled boundaries and cold water tap.

### 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

**Ground Floor**  
Approx. 46.8 sq. metres (503.7 sq. feet)



**First Floor**  
Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 89.0 sq. metres (957.6 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 - D

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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