



Chancery Lane, Nuneaton, CV10 0PD

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** SMALL CUL DE SAC, NEWLY DECORATED & SUN TRAP REAR GARDEN *** Here is a modern chalet style semi detached residence situated just off Coleshill Road in a small cul de sac offering extended and much improved family accommodation.

The property is presented in excellent order throughout with gas fired central heating, upvc double glazing, upvc fascias and soffits, electric garage door, courtyard style low maintenance rear garden, no onward chain and is well placed close to the local amenities of Chapel End and with great road links into and out of Nuneaton.

Briefly comprising: through hall, front lounge, extended dining / sun room with wooden block flooring and recently refitted kitchen (2023), landing, three well proportioned bedrooms, modern bathroom and boarded loft space. Garage and gardens. EPC RATING D.





Key Features

- Extended chalet style semi detached home
- Lovely small cul de sac spot
- Newly decorated and improved
- Good order throughout & well presented
- Lounge, diner & extended sun room
- Modern, newly refitted kitchen
- Three bedrooms & bathroom
- Low maintenance courtyard rear garden / EPC RATING D

£205,000

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.

HALLWAY

With obscured UPVC double glazed front entrance door and matching side screen, central heating radiator, tiled floor, stairs rising to the first floor, useful understairs storage cupboard which houses the electric meters and customer unit, glazed door to the kitchen and door into the lounge.

LOUNGE

11'3 x 10'7

With central heating radiator and UPVC double glazed window to the front.

KITCHEN

10'11 x 7'4

Having been newly fitted with a range of light grey shaker style wall and base units with black handles comprising: inset single bowl sink with mixer tap and base unit, further base units and drawers with slimline working surfaces over, fan assisted oven, four ring induction hob, stainless steel extractor hood, space for a tall fridge/freezer, plumbing and space for a washing machine, integrated dishwasher and fitted wall cabinets with concealed lighting. Concealed within one of the wall cabinets is the boiler, tiled flooring, UPVC double glazed window to the rear, obscured UPVC double glazed side exit door, coved ceiling and a glazed door into the dining room.

DINING ROOM

8'10 x 10'3

With wooden block flooring, opening at the rear into the extended sunroom.

SUN ROOM

8'2 x 7'4

With double central heating radiator, UPVC double glazed window to the rear, UPVC double glazed, double opening patio door with matching side screens and wooden block flooring.

LANDING

With central heating radiator, UPVC double glazed window to the side, loft hatch via a pull down wooden ladder to boarded loft space, smoke alarm and doors to all rooms.

BEDROOM ONE

11'3 x 9'6

With central heating radiator and UPVC double glazed window to the front.

BEDROOM TWO

10'9 x 10'0

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

BEDROOM THREE

8'5 x 7'1

With central heating radiator and UPVC double glazed window to the front.

BATHROOM

6'5 x 5'11

Being fully tiled around the bath and half tiled to another wall and equipped with a modern white suite comprising: panelled bath with built in shower fitment and shower screen, pedestal wash hand basin and a low level WC. Curved chrome heated towel rail, obscured UPVC double glazed window to the side, tiled floor and inset ceiling spotlights.

OUTSIDE

The property sits at the head of a small cul-de-sac and has a shared driveway between no 46 and 48 leading to a semi detached garage. There is a lawned foregarden, pathway leading to the front door with canopy porch over. The garage has an electrically operated up and over entrance door pitched roof providing some storage space. The rear is neatly laid out, designed with low maintenance in mind with paved and loose stoned areas, fenced and walled boundaries and cold water tap.

DRAFT PARTICULARS

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



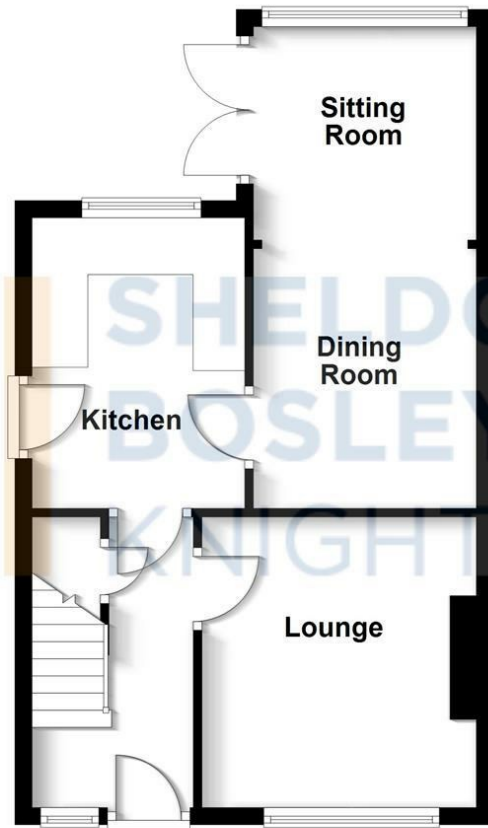




Floorplan

Ground Floor

Approx. 41.4 sq. metres (446.0 sq. feet)



First Floor

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



Total area: approx. 75.8 sq. metres (816.0 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 - 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

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LAND

NEW
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DISCLAIMER

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