



Oaston Road, Nuneaton, CV11 6JZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** A WINTER WARMER *** Here is a traditional style semi detached residence situated along this popular road in a central location close to Nuneaton Town Centre and within easy walking distance of Nuneaton Train Station.

The property offers comfortable and well planned family accommodation of good proportions throughout with gas fired central heating, upvc double glazing and was recently refurbished throughout with an early viewing highly recommended.

Briefly comprising: two reception rooms, well appointed breakfast kitchen, utility room and ground floor bathroom. Landing, three bedrooms and first floor shower room. Loose stone foregarden and rear garden. EPC RATING D.



Key Features

- Traditional style semi detached home
- Recently refurbished and updated
- Central location close to town centre
- Two receptions, breakfast kitchen & utility
- Three bedrooms, shower room & ground floor bathroom
- No upward chain / viewing recommended
- Gardens and permit parking
- EPC RATING D

£215,000



DRAFT DETAILS

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

FRONT LOUNGE

12'9" x 12'2" excluding bay

With front entrance door, central heating radiator, laminate wooden flooring, UPVC double glazed bay window to the front and door to:

INNER HALL

With staircase to the first floor and door to:

DINING ROOM

12'9" x 12'2"

With central heating radiator, UPVC double glazed window to the side, UPVC double glazed double opening doors to the rear, understairs storage cupboard, laminate wooden flooring and door to:

BREAKFAST KITCHEN

13'10" x 7'1"

Having a range of newly fitted wall and base units with adjoining work surfaces and brick style tiled splash backs, breakfast bar, inset one and half bowl single drainer sink with mixer tap, built in electric oven, four ring gas hob with extractor hood over, space for undercounter fridge, combination gas fired boiler, inset LED spotlights, wood effect tiled floor, central heating radiator, UPVC double glazed window to the side and door to:

UTILITY ROOM / REAR LOBBY

8'5" x 6'7"

With plumbing and space for an automatic washing machine, space for further appliances, wood effect tiled flooring, central heating radiator, UPVC double glazed window to the side, glazed timber side exit door and further door to:

GROUND FLOOR BATHROOM

5'6" x 6'7"

Having been newly fitted with a modern white suite comprising: low level WC and wash hand basin set in a vanity unit, panelled bath with mixer tap and shower attachment over, tiled splash backs, towel radiator and obscured UPVC double glazed window to the side.

LANDING

With central heating radiator, loft access and doors to all rooms.

BEDROOM ONE

12'9" x 12'2"

With central heating radiator, UPVC double glazed window to the front and overstairs storage cupboard.

BEDROOM TWO

12'2" max x 9'4"

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

BEDROOM THREE

7'3" x 8'2" max

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

SHOWER ROOM

Equipped with a white suite comprising: low level WC and wash hand basin set in a vanity, double width shower cubicle with rain head and hand held shower fitment, tiled splash backs, tiled floor, chrome heated towel and obscure UPVC double glazed window to the side.

OUTSIDE

To the front of the property there is a gravelled forecourt with brick built retaining wall and side pedestrian access leads to the rear. The good sized rear garden has a central paved pathway, lawn, hardstanding, fenced and walled boundaries.

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.

Hawkins 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.

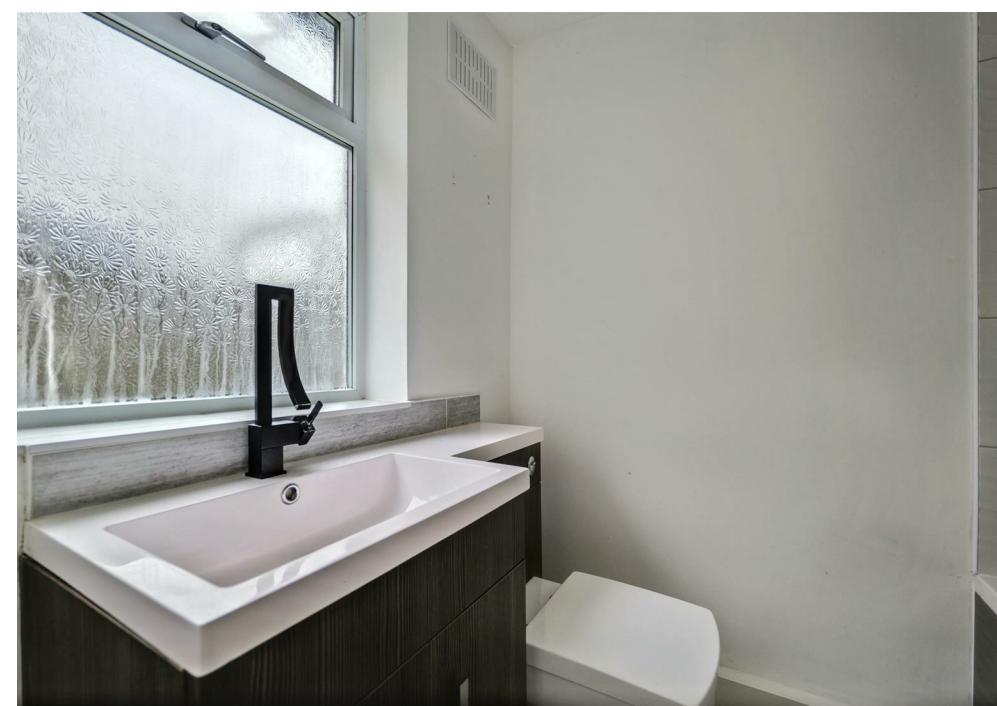
LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

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.

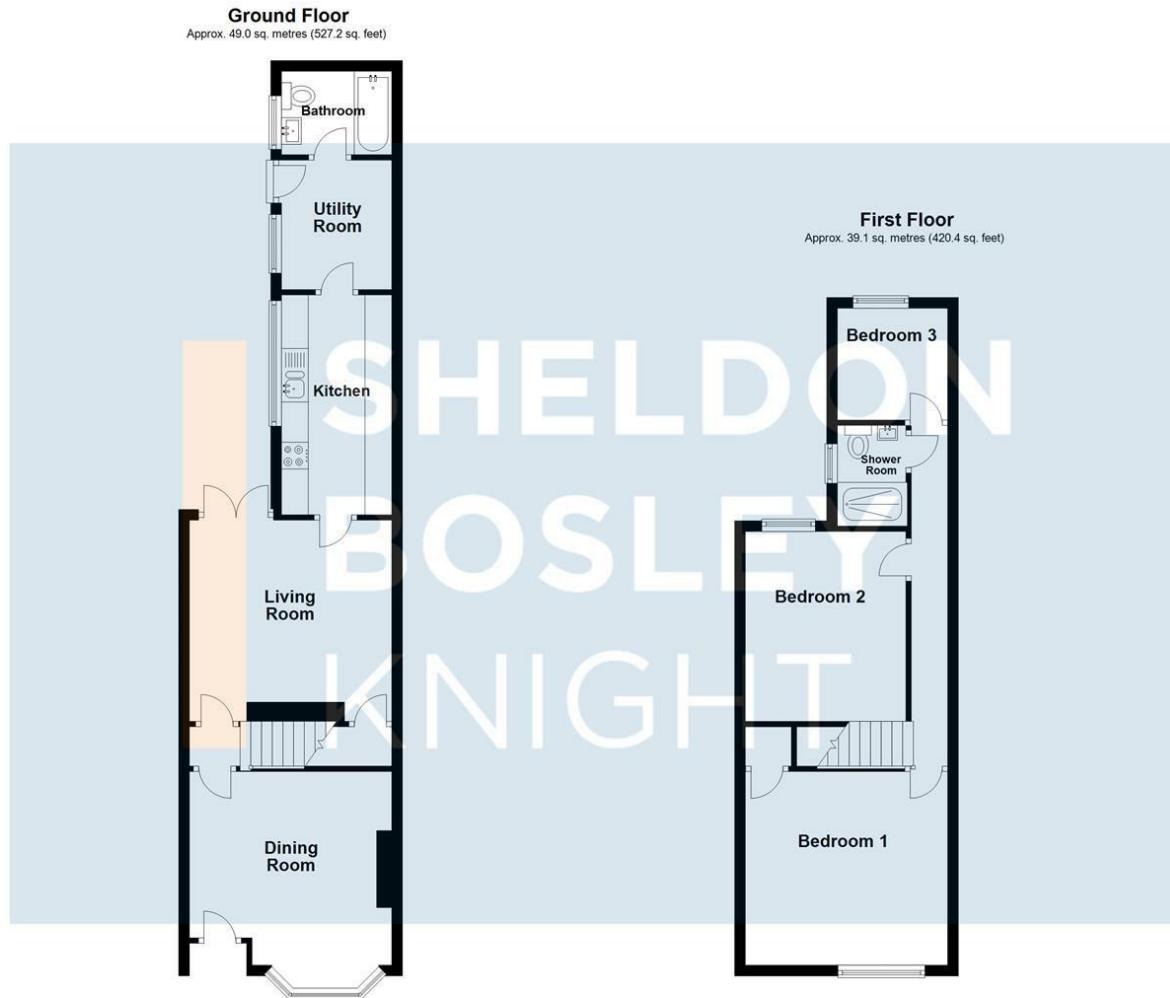
VIEWING: by prior appointment through the Sole Agents.







Floorplan



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

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

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

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

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

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

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

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

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NEW HOMES

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DISCLAIMER

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