



Willington Street, Nuneaton, CV11 5EU

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** Wonderful Willington *** This mid terrace home offers deceptively spacious accommodation, particularly the bedroom sizes. Located close to Nuneaton town centre with good road and bus links and Nuneaton train station within walking distance. Benefiting from gas central heating, uPVC double glazing, living room, dining room, kitchen, three first floor bedrooms, bathroom and low maintenance rear garden. Offered unfurnished and available early December there will a huge demand for this delightful family home so call now on 02476 374949 to secure your viewing.



Key Features

- Popular sought after location
- Available July
- Fitted kitchen with cooker
- Two spacious reception room
- Ground floor bathroom
- Three bedrooms
- Enclosed rear garden
- EPC D & Council tax band A



**PCM
£800 PCM**

Important Information About Tenancy Costs

A refundable holding deposit is required to secure this property equal to one weeks rent, the full deposit payable is a maximum of 5 weeks rent. Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.

Online Viewings

Please note due to high volumes of viewing requests, all applicants are required to view the property in person prior to completing an application on the property. An online viewing is for visualisation purposes only and is not a substitute for an in-person viewing.

FRONT LOUNGE

12'5" x 11'2"

Having obscure uPVC double glazed entrance door, two uPVC double glazed windows to the front, laminate flooring, central heating radiator, tv aerial point, cast iron fireplace with tiled hearth, door to

INNER HALL

Having under stairs storage cupboard, smoke alarm and door to

DINING ROOM

12'2" x 12'6"

Having central heating radiator, uPVC double glazed window to the rear, laminate flooring, door and stairs to the first floor and door to

KITCHEN

13'6" x 6'11"

Having a range of fitted wall and base units with adjoining work surfaces and tiled splash backs, inset single drainer sink with mixer tap, gas cooker, space and plumbing for automatic washing machine, microwave, fridge freezer, central heating radiator, tiled floor, two uPVC double glazed windows and door to the side and door to

GROUND FLOOR BATHROOM

Having low level w.c., wash hand basin inset to storage unit, panelled P bath with shower over, fully tiled walls and floor, central heating radiator, obscure uPVC double glazed window to the side and boiler.

FIRST FLOOR LANDING

Having smoke alarm and doors to

BEDROOM ONE

14'3" x 11'3"

Having central heating radiator, laminate flooring, storage cupboard and uPVC double glazed window to the front.

BEDROOM TWO

12'2" x 11'4"

Having central heating radiator and uPVC double glazed window to the rear.

BEDROOM THREE

14'4" x 7'0"

Having central heating radiator, laminate flooring and uPVC double glazed window to the rear.

OUTSIDE

To the rear of the property there are paved patio areas, fenced boundaries and gate to shared pathway.

General information

To find broadband availability at the property - <https://checker.ofcom.org/en-gb/broadband-coverage>

To check flood risk information - <https://www.gov.uk/check-long-term-flood-risk>

To find local council information - <https://www.nuneatonandbedworth.gov.uk/>

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.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

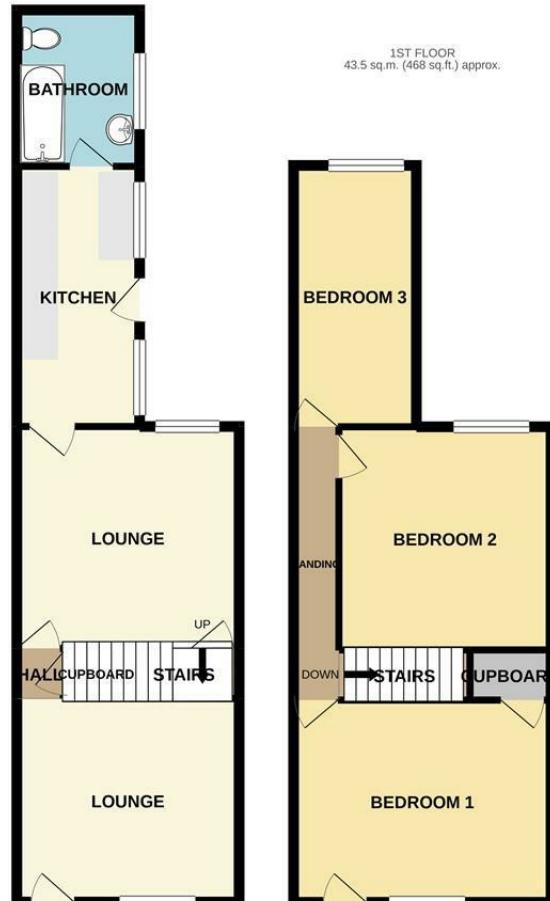






Floorplan

GROUND FLOOR
44.1 sq.m. (475 sq.ft.) approx.



EPC Rating - D

Tenure -

Council Tax Band - A

Local Authority
Nuneaton and Bedworth Borough
Council

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



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