



Bracebridge Street, Nuneaton, CV11 5PE

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

# Property Description

\*\*\* LOVELY MID MEWS \*\*\* This modern mews style property situated in the sought after location of Weavers Green on the edge of Nuneaton Town Centre is a short walk from the train station and shopping centres. Offered on an unfurnished basis, and available July 2024 the accommodation briefly comprises hallway, guests cloakroom, L shaped lounge, dining kitchen with built in oven and hob, Fridge-freezer and washing machine, landing, two bedrooms, EnSuite shower room and bathroom. Parking to the rear and low maintenance rear garden. Ideal for the young family, this is sure to be in huge demand, so call now to secure your viewing.





## Key Features

- Mid mews residence
- Twin parking to the rear
- Well presented
- Easily managed
- Town centre location
- Lounge & dining kitchen
- Two beds & ensuite
- EPC C & Council tax band B

**PCM  
£850 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.

PLEASE NOTE: The images are marketing images and may not reflect the current décor at the property

**THROUGH HALL**

Having obscure uPVC double glazed entrance door, central heating radiator, stair case to the first floor, laminate wooden flooring and doors to:

**GUEST CLOAKROOM**

3'1" x 4'7"

Having a white suite comprising:- low level w.c., corner wash hand basin, central heating radiator, tiled floor and extractor fan.

**KITCHEN/DINER**

10'6" x 8'6"

Having a range of fitted wall and base units with adjoining work surfaces and tiled splash backs, inset single drainer sink with mixer tap, built in oven, four ring gas hob with integrated extractor hood over, gifted automatic washing machine, fridge freezer, Potterton boiler, tiled floor, central heating radiator and uPVC double glazed window to the front.

**LOUNGE**

15'3" x 10'10"

Having central heating radiator, flooring laid to carpet and uPVC double glazed double opening patio doors to the rear.

**FIRST FLOOR LANDING**

Having loft access, smoke alarm, airing cupboard housing hot water tank, doors to:

**BEDROOM ONE**

8'10" x 11'10"

Having central heating radiator, uPVC double glazed window to the front, built in wardrobe, flooring laid to carpet and door to:

**ENSUITE**

5'1" x 6'2"

Having white suite comprising:- low level w.c., pedestal wash hand basin, shower area with Triton fitment, tiled splash backs and floor, electric shaver point, extractor fan, central heating radiator and obscure uPVC double glazed window to the front

**BEDROOM TWO**

8'10" x 8'10"

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

**BATHROOM**

5'7" x 6'6"

Having a white suite comprising:- low level w.c., pedestal wash hand basin, panelled bath, tiled splash backs and floor, extractor fan, central heating radiator and obscure uPVC double glazed window to the rear.

**OUTSIDE**

To the front of the property is a mature fore garden with laurel hedging, walled and wrought iron fencing, loose stone area and pathway to entrance. To the side is a tunnel way leading to the two allocated parking spaces set directly behind the property. There is a low maintenance rear garden with paving and grass. Fenced with gate access to parking spaces at rear

**General information**

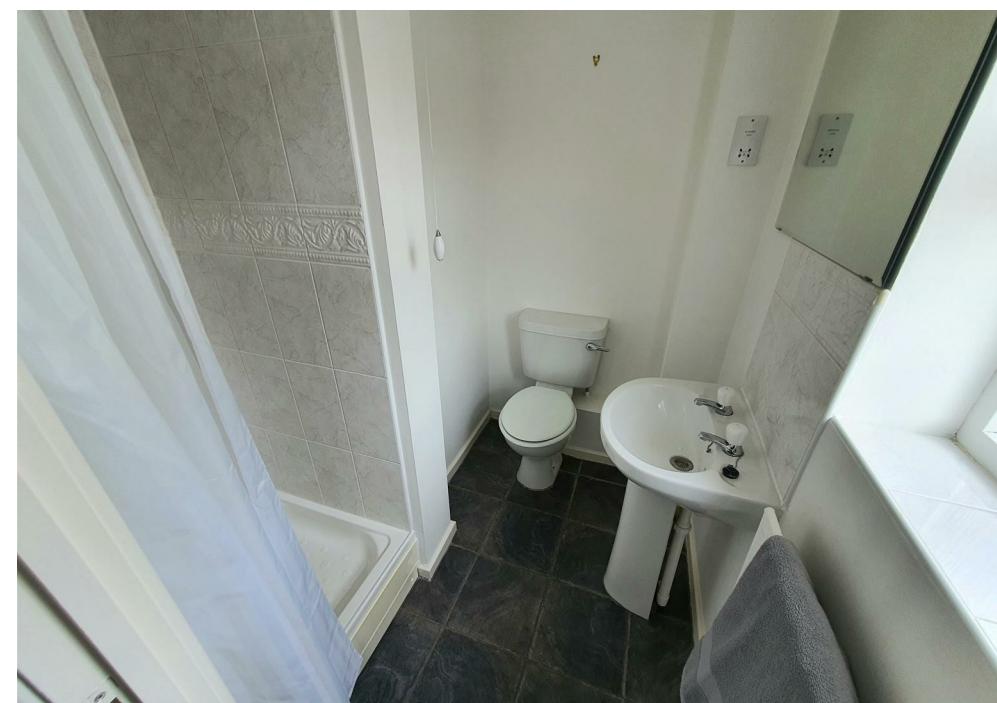
To find broadband availability at the property - <https://checker.ofcom.org/en-gb/broadband-coverage>

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



TOTAL FLOOR AREA : 624.07 sq. ft. ( 57.98 sq. m. ) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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EPC Rating - C

Tenure -

Council Tax Band - B

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](http://sheldonbosleyknight.co.uk)



SALES

LETTINGS

PLANNING & ARCHITECTURE

COMMERCIAL

STRATEGIC LAND

NEW HOMES

BLOCK MANAGEMENT

RURAL



## DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.