



Castle Road, Nuneaton, CV10 0EW

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

VIDEO TOUR AVAILABLE This delightful end terrace home comes to the market to let and is offered unfurnished and in good order throughout. Located in the most popular location of Weddington, this home provides two bedrooms and bathroom to the first floor, lounge and dining room plus modern kitchen to the ground floor. With uPVC double glazing throughout and gas central heating, sizable garden plus off road parking. With fantastic local school and amenities as well as access to the A5 and wider road network we expect a huge demand for this property so call now on 02476 374949 to secure your viewing.



Key Features

- Sought after location
- End terrace family home
- Fantastic local amenities
- Spacious living accomodation
- Two double bedrooms
- Family bathroom
- Enclosed garden and off road parking
- EPC E & Council tax band A



**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.

ENTRANCE HALL

Via uPVC double glazed door with door to lounge and stairs to first floor landing. Radiator.

LOUNGE

11'10" x 9'11"

With uPVC double glazed bay widow to front aspect. Radiator. Opening through to dining room. Wood effect laminate flooring, coal effect gas fire with surround. T.V aerial point.

DINING ROOM

9'11" x 11'3"

With uPVC double glazed patio door to rear garden. Door to under stairs storage cupboard. Radiator. Opening through to kitchen.

KITCHEN

8'1" x 4'9"

A range of base and wall mounted units with adjoining work surface. Stainless steel sink, four ring gas hob, built in electric oven, backing plate and extractor over, space and plumbing for washing machine.

LANDING

Doors to bedrooms and bathroom

BEDROOM ONE

10'2" x 10'0"

With uPVC double glazed window to front aspect, built in wardrobe, door to cupboard over stairs. Radiator.

BEDROOM TWO

8'10" x 10'11"

With uPVC double glazed window to rear aspect, radiator.

BATHROOM

6'1" x 7'10"

With obscured uPBV double glazed window to rear aspect, wash basin, panelled bath with mixer tap and shower over, low flush w.c, wood effect laminate flooring and tiled splashbacks.

Outside

To the front of the property is a paved drive for two cars, gated side access gives way to the enclosed rear garden with patio area, lawn laid to turf and established borders.

Disclaimer

Please note - The Fridge freezer and curtains and blinds belong to the property.





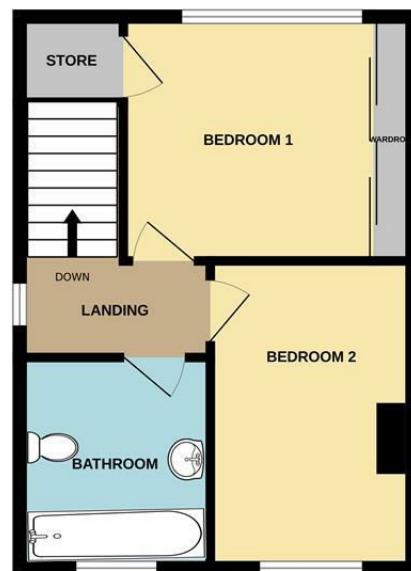


Floorplan

GROUND FLOOR



1ST FLOOR



EPC Rating - E

Tenure -

Council Tax Band - A

Local Authority
Nuneaton and Bedworth Borough
Council

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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