



Sherbourne Avenue, Nuneaton, CV10 9JL

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** APPARENTLY IT'S A LOVE ISLAND GARDEN ***But that isn't the only attraction to this house. Here we have a vastly improved and well presented modern link detached home occupying a corner plot within the popular Stockingford location.

The property offers versatile and well planned family accommodation with warm air heating, upvc double glazing, upvc facias, soffits and guttering and is considered ideal for the larger family or if work from home is required due to the part converted garage.

Briefly comprising: entrance hall, good sized lounge, dining kitchen, large utility room, ground floor bathroom, part converted garage to create a gym / office / studio / bedroom four and useful storage recess. Landing, three bedrooms and additional shower room. Driveway and landscaped rear garden. EPC RATING E.





Key Features

- Modern link detached home
- Prominent corner position
- Much improved & well presented
- Versatile family home with part garage conversion
- Lounge, dining kitchen, utility & bedroom 4 / gym / office
- Three bedrooms, bathroom & Shower room
- Driveway & 'Love Island' landscaped rear garden
- EPC RATING E

£255,000

EPC Rating - E

Tenure - Freehold

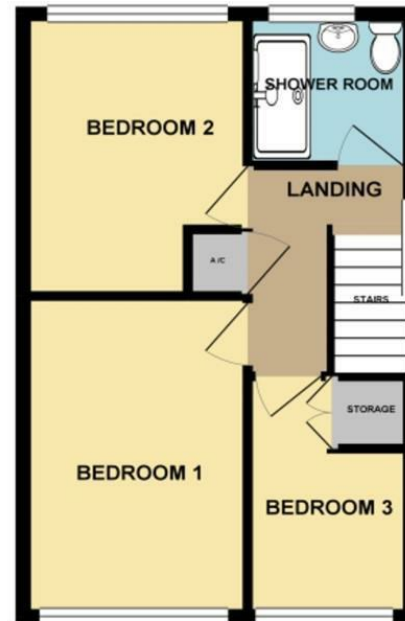
Council Tax Band - C

Local Authority -
NBBC

GROUND FLOOR 695.97 sq. ft.
(64.66 sq. m.)



1ST FLOOR 357.24 sq. ft.
(33.19 sq. m.)



TOTAL FLOOR AREA : 1053.21 sq. ft. (97.85 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 listed and no guarantee as to their operability or efficiency can be given.
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