



ELM ROW STOCKTON

£195,000
FREEHOLD

Set at the heart of the desirable village of Stockton is this charming, two-bedroom semi-detached home. With a fantastic sized plot and an abundance of potential on offer, this lovely home has much to offer its next owners.

ELM ROW

- Two double bedrooms
- Off road parking for two vehicles
- Character features
- Newly fitted kitchen
- Large garden
- Two reception rooms
- Village location



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Upon entering the property, you are welcomed into the lounge that is complete with a feature fireplace and a fitted cabinetry.

Seamlessly flowing through the home is a central dining area that is complete with a feature brick-built fireplace.

At the rear of the property, you will find the kitchen that is fully fitted with a range of wall and base units. The kitchen is complete with integrated electric oven/hob, and microwave.

Beyond the kitchen you will conveniently find the downstairs wet room that is inclusive of a waterfall shower.

The property also benefits from a utility space with ample undercounter space for white goods and conveniently gives access into the rear garden.

Upstairs briefly comprises of two double bedrooms.

The main bedroom is a double room located at the front

of the home and is complete with a feature fireplace.

Bedroom two is located at the rear of the home and further benefits from built in storage.

Leading outside this lovely home is blessed with a fantastic sized garden and is fully fitted with a large and well-established rear garden that is laid to lawn with small patio areas and established foliage's. This fantastic space benefits from a large versatile workshop that would lend itself to the perfect studio, outdoor office, or home gym. There is further land to the rear of the garden that is rentable at an annual peppercorn fee.

This great home further benefits from electric heating, double glazing throughout and off-road parking.

Surrounded by the South Warwickshire countryside and with a wealth of amenities close by, this lovely home offers rural community living at its finest.

Tenure: Freehold

Local Authority: Stratford on Avon District Council

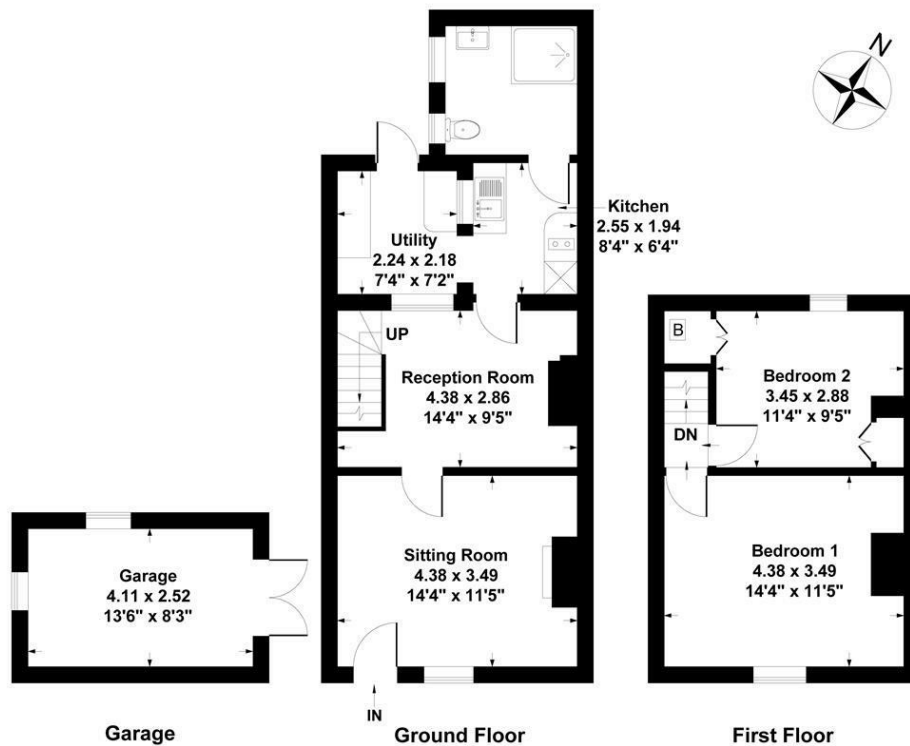
Council Tax Band: B

EPC: D



ELM ROW





Ground Floor Approx Area = 46.06 sq m / 496 sq ft
 First Floor Approx Area = 28.47 sq m / 306 sq ft
 Garage Approx Area = 10.35 sq m / 111 sq ft
 Total Area = 84.88 sq m / 913 sq ft

Measurements are approximate, not to scale,
 illustration is for identification purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		64	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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