



NAPTON ROAD STOCKTON, CV47 8JX

OFFERS IN THE REGION OF £265,000
FREEHOLD

Set on the outskirts of the sought after village of Stockton, is this immaculately presented and lovingly improved two-bedroom home. With lots of amenities on its doorstep and great road links nearby, this home has much to offer its next owners.

NAPTON ROAD

- 2 Bedrooms • Village Location • Perfect First Time Buy or Investment • Conservatory • Off Road Parking • Low Maintenance Garden • Close To Amenities • Great Road Links Nearby • Lovingly Improved Home • En Suite To Main Bed



Set on the outskirts of the sought after village of Stockton, is this immaculately presented and lovingly improved two-bedroom home. With lots of amenities on its doorstep and great road links nearby, this home has much to offer its next owners.

Upon entering the property, you are welcomed into a porch that leads to all other rooms within the home.

At the front of the property, you will find the bright and airy kitchen/diner that is flooded with natural light and is fitted with a range of wall and base units, inclusive of an integrated oven, electric hob and undercounter space for white goods. This spacious room is also fit with a breakfast bar.

Leading through the home, you will find the well-presented lounge that offers the perfect spot for relaxing on an evening.

The lounge conveniently gives access to a conservatory that is currently being used as a separate dining room. This versatile space overlooks and gives access to the rear garden.

Upstairs briefly comprises of two bedrooms, a bathroom and en suite shower room.

The main bedroom is located at the front of the home, is a generously sized double room that's complete with

ample built in wardrobes and has the luxury of a modern tiled en suite shower room and is complete with a rainfall shower.

Bedroom two is located at the rear of the home and is finished with built in storage and would also lend itself to the perfect home office or nursery.

The bathroom is conveniently located close to both bedrooms, is fitted with a tiled suite and is inclusive of a shower over the bath.

Outside this attractive property is home to a low maintenance rear garden that is fully decked, offering a great space for alfresco dining or entertaining guests, the garden is also complete with a gardeners shed and rear access.

This lovely home also benefits from off street parking, gas central heating and double glazing throughout. Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this property offers rural community living at its finest.

Tenure: Freehold

Council Tax Band: C

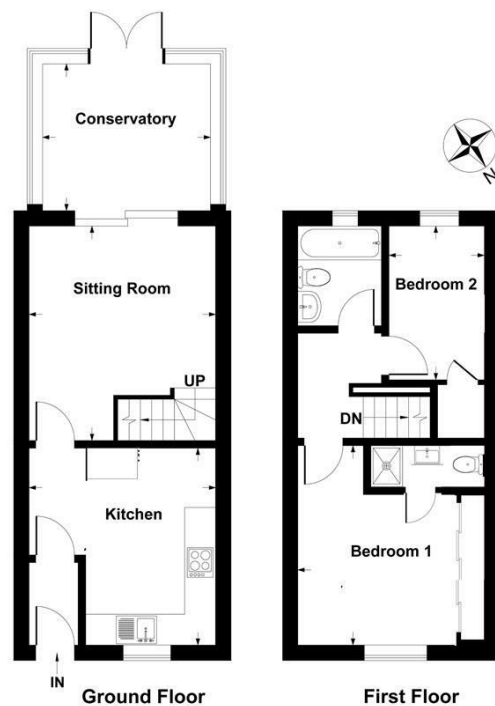
Local Authority: Stratford On Avon District Council

EPC: D



NAPTON ROAD





Ground Floor Approx Area = 39.70 sq m / 427 sq ft
 First Floor Approx Area = 29.43 sq m / 317 sq ft
 Total Area = 69.13 sq m / 744 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		87
(81-91) B		
(69-80) C		67
(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

Head Office Sales
 76 Coventry Street
 Southam
 Warwickshire
 CV47 0EA

01926 81 82 88
 support@insidehomeslimited.co.uk
 www.insidehomeslimited.co.uk