



Connells

Nelsons Way
Stockton SOUTHAM



Property Description

Stockton has everything you'd expect from village life including a Primary school, Post Office, village hall and local pub - the village also has its very own football club.

A few minutes away in the busy market town of Southam you'll find a selection of shops, cafes, pubs and regular markets. Being the central hub for the area, Southam also has a number of annual events including a May Day fete, the Mop Fair, the John Turner Festival - not forgetting the traditional Christmas lights switch on.

Enjoying relaxing walks and taking time out from your busy life made easy as your new home is surrounded by beautiful countryside. Draycote Water is just a short drive from Stockton and offers activities such as windsurfing, sailing, walking and cycling for all the family to enjoy.

Less than half a mile from the village of Stockton, your new home is perfectly located for commuting just off the A426 with its links Southam, Rugby and beyond.

Approach

Paved path leading to front door with canopy porch and outside light.

Entrance Hall

Double glazed front door leading to storage cupboard with space and plumbing for a washing machine, door to cloakroom and open plan living to:

Downstairs Cloakroom

Double glazed with window to the front aspect, fitted with a two piece white suite comprising of a wash hand basin, a low level WC and radiator.

Open Plan Lounge/ Kitchen

21' 3" x 13' 1" (6.48m x 3.99m)

Kitchen

Open plan into the lounge, fitted with a range of wall and base units with complimentary work surfaces over incorporating a stainless steel one and a half bowl sink with drainer unit and breakfast bar. Integrated electric oven, inset to work surfaces gas hob with cooker hood over and space for fridge/freezer.

Lounge Area

Double glazed windows to the rear aspect, double glazed patio door leading to the rear garden, spacious lounge offering a light and airy feel with a telephone and a television point, radiators and stairs rising to first floor.

Landing

Radiator and doors to:

Bedroom One

13' x 9' 10" (3.96m x 3.00m)

Double glazed windows, a good sized bedroom with a television point and radiator.

Bedroom Two

10' 8" x 8' 7" (3.25m x 2.62m)

Double glazed window, a good sized bedroom with a built in cupboard, television point and radiator.

Bathroom

Fitted with a three piece white suite comprising of a wash hand basin, bath with electric shower over and a low level WC. The bathroom also benefits from partly tiled walls, heated towel rail and extractor fan.

Rear Garden

The garden is laid to artificial lawn and fence enclosed with gated side access, a paved patio area and a shed.

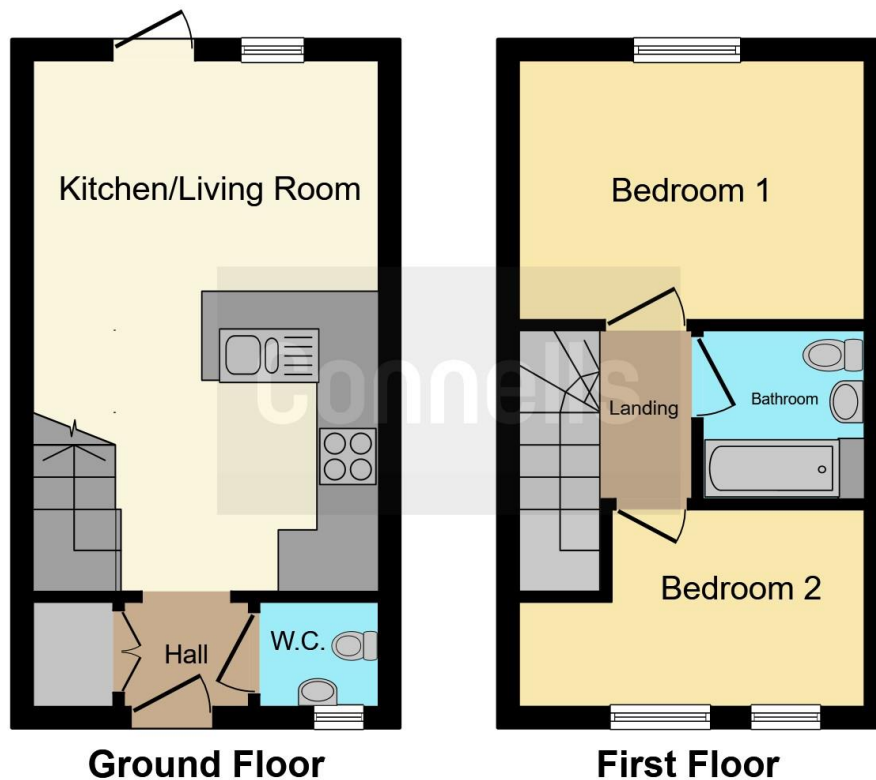
Parking

Allocated parking

Agent's Note

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: B

view this property online connells.co.uk/Property/STH104823

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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