



55 Stretton Road | Stockingford | CV10 7ER

£165,000

MID TERRACED OFFERED WITH NO ONWARD CHAINTWO DOUBLE BEDROOMS***TWO RECEPTION ROOMS***GENEROUS REAR GARDEN*** In brief the property comprises; entrance hall, living room, dining room, kitchen, rear hall, two double bedrooms, and bathroom. UPVC double glazed, gas central heated, and generous rear garden with outside WC. Freehold. Council Tax Band A. EPC Rating D.

- Mid Terraced
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- UPVC Double Glazing & GCH



Property Description

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ENTRANCE HALL

Access to the property via UPVC front door, door to;

LIVING ROOM

12' 2" x 11' 5" (3.71m x 3.48m) With UPVC double glazed window to front bay aspect, panel radiator.

DINING ROOM

10' 10" x 11' 5" (3.3m x 3.48m) With UPVC double glazed window to rear aspect, panel radiator. There is a built-in cupboard where there is plumbing for an automatic washing machine and obscure UPVC double glazed window to side aspect. Doors to;

KITCHEN

7' 0" x 5' 7" (2.13m x 1.7m) With UPVC double glazed window to side aspect, panel radiator, single drainer stainless steel sink unit with mixer taps, base cupboards under, extended work surface with space below for appliance, range of eye level wall cupboards.

REAR HALL

UPVC door leading to the exterior and giving access to the staircase leading to the first floor.

LANDING

With panel radiator, doors to;

BEDROOM ONE

10' 7" x 11' 6" (3.23m x 3.51m) With UPVC double glazed window to front aspect, panel radiator.

BEDROOM TWO

10' 3" x 11' 6" (3.12m x 3.51m) With UPVC double glazed window to rear aspect, panel radiator, built-in closet housing a Baxi gas fired boiler, which supplies the central heating and domestic hot water.

BATHROOM

8' 9" x 6' 7" (2.67m x 2.01m) With UPVC double glazed windows to front aspect, panelled bath with shower over, wash hand basin, low level WC and radiator.

FRONT

There is a small fore garden, shared entry access to rear gate, and under side outside storage cupboard.

REAR

Paved yard, brick built WC, timber garden shed, good sized garden with centre path and lawns to either side.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding A. EPC Rating D. Located in a low flood risk area.

The Vendor has informed the agents, they are not aware of any building safety issues.

The vendor has informed the agents they are not aware of any planning Considerations.

The Vendor has informed the agents construction is Standard Brick.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

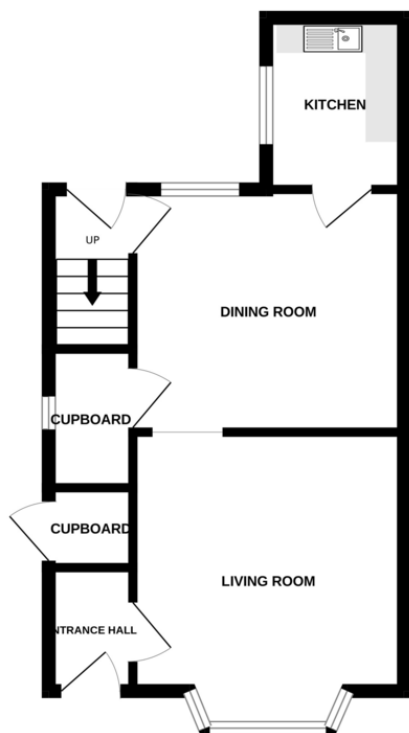
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

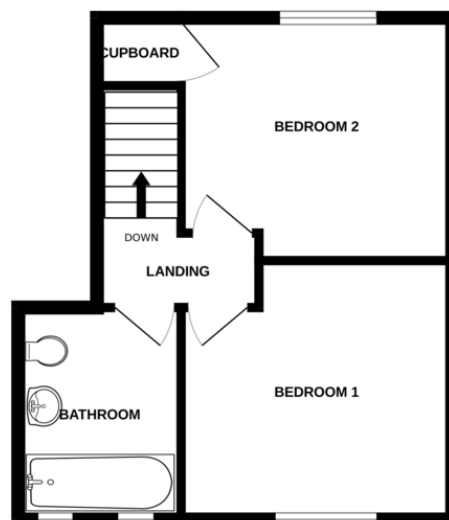
VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR



1ST FLOOR



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 tested and no guarantee as to their operability or efficiency can be given.

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Tenure

Freehold

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Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements