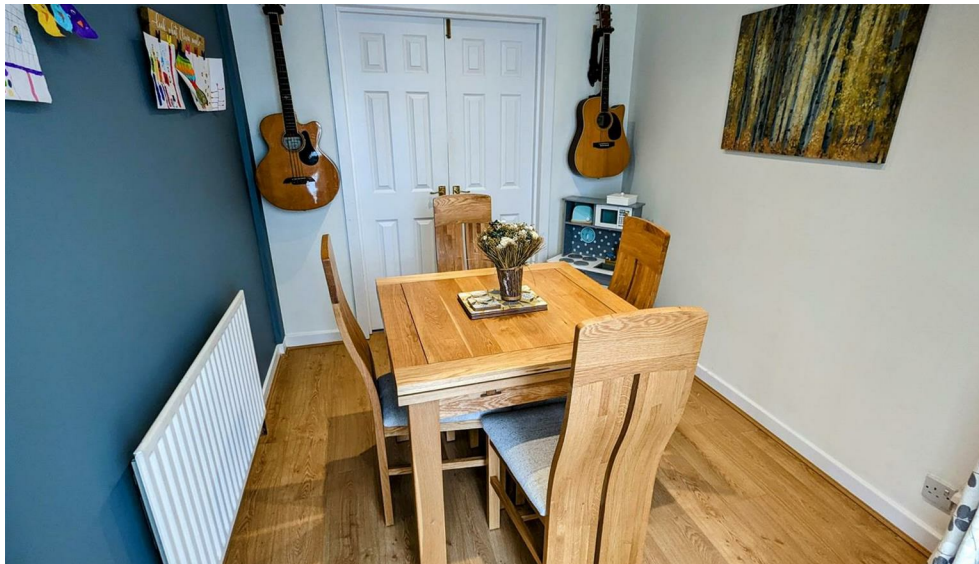




**62 Granby Road, Stockingford, Nuneaton, CV10
8EL
£215,000**



Pointons Estate Agents are delighted to offer for sale this well presented three bedroom mid terrace house located on a quiet cul-de-sac close to local shops & amenities. The property itself has been modernised to a high standard in recent years to offer a new kitchen & bathroom. Benefiting from having gas central heating & double glazing in brief the property comprises of porch, entrance hall, lounge, dining room, kitchen having integrated appliances including fridge/freezer, dishwasher, washing machine, oven & hob & a conservatory. To the first floor there are three bedrooms & a family bathroom. To the rear of the property is an enclosed garden with rear access gate leading onto garage & to the front a driveway providing offroad parking. This property would make an excellent first time buy for someone looking to get onto the property ladder & must truly be viewed to appreciate. To organise your viewing on the property contact us today. EPC D



Porch

Having entrance door, laminate flooring & double glazed window to side.

Entrance Hall

Having radiator, laminate flooring, storage cupboard & stairs off to first floor.

Lounge 15'10" x 13'9"

Double glazed window to front, feature gas fire set in feature surround & hearth, laminate flooring, TV point & telephone point.

Dining Room 9'0" x 8'0"

Having radiator, laminate flooring & double glazed door into garden.

Kitchen 8'11" x 8'6"

Fitted with a matching range of base and eye level units with worktop space over, sink unit with mixer tap with tiled splashbacks, integrated fridge/freezer, washing machine, dishwasher, fitted electric fan oven, four ring induction hob double glazed window to rear, tiled flooring & double glazed door into garden.

Conservatory

Being of half Brick and double glazed construction with uPVC double glazed windows and polycarbonate roof & double glazed door into garden.

Landing

Having storage cupboard, access to loft & doors off to various rooms.

Bedroom 12'5" x 11'2"

Double glazed window to front & radiator.

Bedroom 9'4" x 6'10"

Double glazed window to front & radiator.

Bedroom 12'5" x 10'0"

Having double glazed window to rear & radiator.

Bathroom

A recently refitted three piece suite comprising of panelled bath with shower over, central taps & folding glass screen, wash hand basis with mix tap, low level W.C, tiled surround, tiled flooring & double glazed window to rear.

Outside

To the front of the property is a block paved driveway providing offroad parking leading onto front door. To the rear of the property is an enclosed garden having paved patio area leading onto a lawned section with shrub borders, to the bottom of the garden is a hard standing section for shed & rear access gate leading onto garage.

Tenure

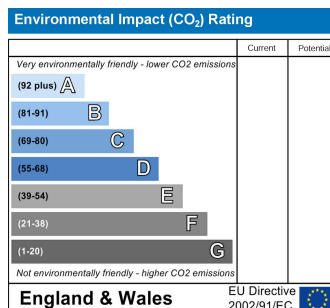
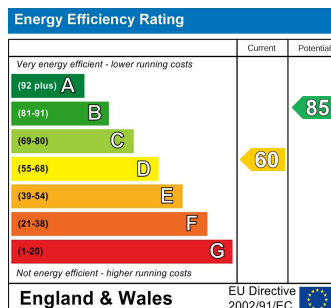
Freehold

Council Tax

Nuneaton & Bedworth Borough Council - Band B

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



WWW.POINTONS-GROUP.COM



2 Bond Gate Chambers
NUNEATON
 CV11 4AL
024 7637 3300
 nuneaton@pointons-group.com

109 New Union Street
COVENTRY
 CV1 2NT
024 7663 3221
 coventry@pointons-group.com

74 Long Street
ATHERSTONE
 CV9 1AU
01827 711911
 atherstone@pointons-group.com

