



## Woodford Close, Stockingford, CV10 9HT

£210,000



Pointons Estate Agents are pleased to offer for sale this three bedroom end terrace residence on Woodford Close, Stockingford, Nuneaton. Situated on a quiet cul de sac, close to local shops, schools, public houses and further amenities. This home has been renovated by its current owners and would make an excellent purchase. Providing off road parking, garage, double glazing and gas central heating throughout. In brief the home comprises of a porch, entrance hall, living room and kitchen. To the first floor there are three bedrooms and a family bathroom, viewings are strictly via the agent. EPC D



**Porch**

Entrance via composite front door with further door leading too:

**Entrance Hall**

With doors off to various rooms, carpeted, radiator and stairs off to the first floor.

**Kitchen 12'10" x 9'2"**

Fitted with a matching range of base and eye level unit with worktop space over, stainless steel sink unit with single drainer, space for cooker with fitted extractor hood over, integrated fridge/freezer, plumbing for washing machine, radiator, laminate flooring, double glazed window to front and obscure double glazed door to side.

**Living Room 11'10" x 15'5"**

With double glazed window to rear and double glazed door to rear, carpeted, radiator, electric feature fireplace with wooden surround and storage cupboard.

**Landing**

Carpeted with doors off to various rooms.

**Bedroom 12'6" x 9'6"**

With double glazed window to front, carpeted and radiator.

**Bedroom 12'2" x 8'10"**

With double glazed window to rear,, carpeted and radiator.

**Bedroom 9'6" x 5'11"**

With double glazed window to rear,, carpeted and radiator.

**Bathroom 8'10" x 5'3"**

Fitted with a panelled bath with shower screen and screen, low level WC, hand wash basin with mixer tap and built in storage beneath, tiled flooring, heated towel rail, storage cupboard, tiled splashback and obscure double glazed window to front.

**Outside**

To front is a block paved driveway offering parking for numerous vehicles also with lawn and shrub area with pathway up to house, side gated access to rear which is non overlooked made up of lawn, patio and shrub sections.

**Garage**

En block with up and over door.

**Tenure**

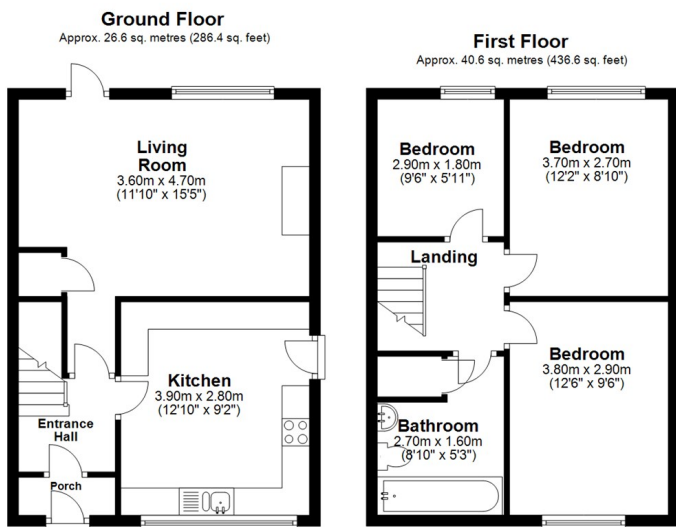
Freehold

**Council Tax**

Nuneaton & Bedworth Borough Council - Band B

**General Information**

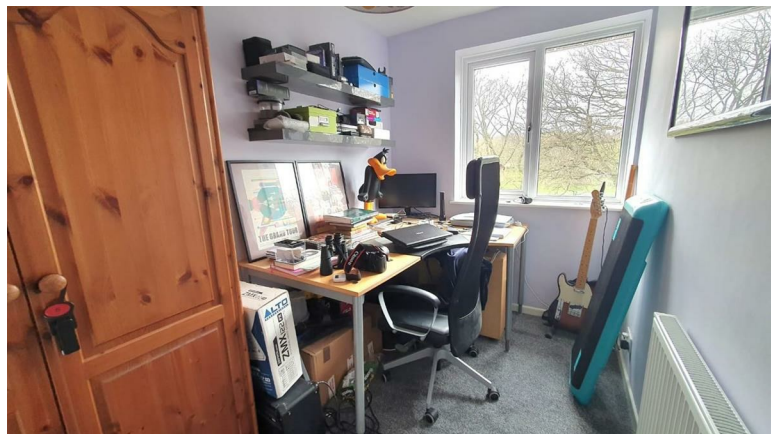
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 67.2 sq. metres (723.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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