



**35 Rannoch Drive, Stockingford, Nuneaton,
CV10 9TD
£225,000**



* NO UPWARD CHAIN * Pointons Estate Agents are pleased to offer for sale this three bedroom semi detached residence on Rannoch Drive, Stockingford, Nuneaton, situated on a quiet cul de sac, close to local shops, schools and further amenities. In brief the home comprises of an entrance hall, downstairs WC, living room, dining room and kitchen. To the first floor there are three bedrooms with the master having an en suite and a family bathroom. Gardens front and rear which is non overlooked with off road parking to side for numerous of vehicles. This home is well presented throughout with gas central heating, double glazing, offered with no upward chain and viewings strictly via the agent. EPC TBC



Entrance Hall

Entrance via front door and carpeted.

WC

With a low level WC, hand wash basin with pedestal taps, vinyl flooring, radiator and obscure double glazed window to front.

Living Room 12'10" x 15'5"

With double glazed window to front, carpeted, radiator and stairs off to the first floor.

Dining Room 9'10" x 6'11"

With double glazed sliding doors to rear, carpeted and radiator.

Kitchen 9'10" x 8'2"

Fitted with a matching range of base and eye level units with worktop space over, porcelain sink unit with 1 and 1/4 drainer with stainless steel taps over, built in four ring gas hob, fan assisted oven, space for fridge/freezer, plumbing for washing machine, tiled flooring, storage cupboard and double glazed window to rear.

Landing

Carpeted with doors off to various rooms, storage cupboard and access to loft via hatch with pull down ladders.

Bedroom 11'6" x 15'5"

With double glazed window to front, carpeted and radiator.

En-suite

Fitted with a shower cubicle and screen, low level WC, hand wash basin with pedestal taps, radiator, carpeted and obscure double glazed window to front.

Bedroom 8'2" x 8'10"

With double glazed window to rear, carpeted and radiator.

Bedroom 6'7" x 6'7"

With double glazed window to rear, carpeted and radiator.

Bathroom 5'11" x 5'7"

Fitted with a panelled bath, low level WC, hand wash basin with pedestal taps, vinyl flooring, radiator and obscure double glazed window to side.

Outside

To the front of the property there is a lawned garden with a tarmacked driveway offering parking for plenty of vehicles, potential to side also, access to rear which is made up of lawn, decked and shrub sections.

Tenure

Freehold

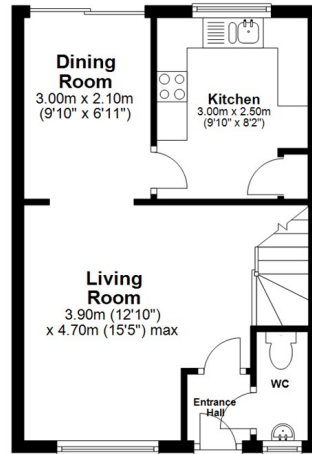
Council Tax

Nuneaton & Bedworth Borough Council - Band C

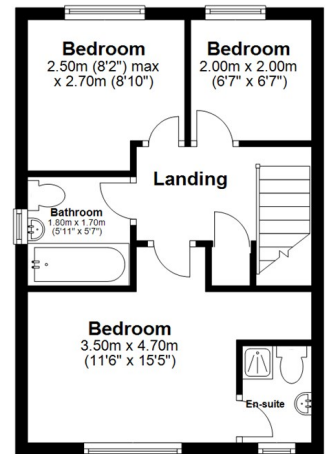
General Information

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.

Ground Floor
Approx. 33.0 sq. metres (355.1 sq. feet)



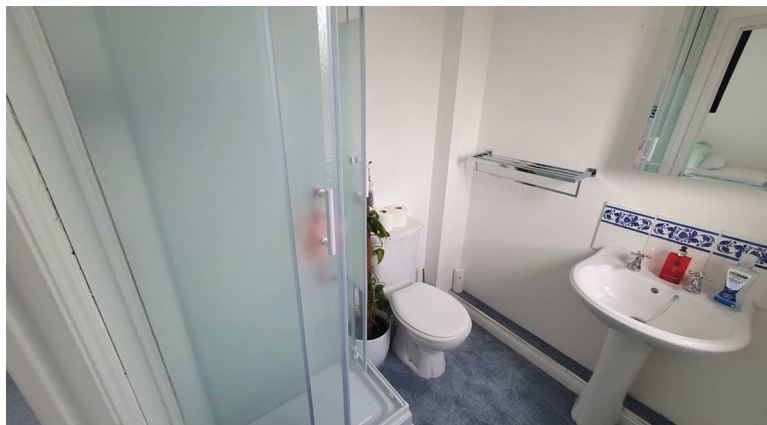
First Floor
Approx. 33.1 sq. metres (356.3 sq. feet)



Total area: approx. 66.1 sq. metres (711.3 sq. feet)

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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