



**31 Whittleford Road, Stockingford, Nuneaton,
CV10 9HU**
Offers Over £225,000



*** NO UPWARD CHAIN *** Pointons Estate Agents are pleased to market this well presented end terrace home located on Whittleford Road, Stockingford, Nuneaton. Close to local shops, schools and further amenities, benefitting from gas central heating and double glazing throughout. In brief, the home comprises of an entrance hall, fitted kitchen, two reception rooms, conservatory and downstairs W.C. To the first floor there are three bedrooms and family bathroom. Outside is an easy maintenance garden to the rear and block-paved driveway to front. There is a garage en block at the rear with personal access from the rear garden. This property is offered with NO CHAIN, viewings are strictly via the agent. EPC D



Entrance

Via double glazed entrance door leading into:

Entrance Vestibule

Wooden laminate flooring, opening to Fitted Kitchen, door to Storage cupboard.

Fitted Kitchen 11'3" x 7'2"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to front, radiator, wooden laminate flooring and ceiling spotlights. Door to:

Reception Room 15'11" x 9'9"

Double glazed window to front, double radiator, wooden laminate flooring, telephone point, stairs to first floor landing, doors to:

Cloakroom

Obscure double glazed window to side, fitted with two piece comprising, vanity wash unit with cupboard under and mixer tap and low-level WC, radiator.

Reception Room 10'11" x 17'4"

Double glazed window to rear, feature wall mounted electric fireplace, wooden laminate flooring, TV point, (secret) door to under-stairs storage cupboard, double glazed French double doors to:

Conservatory

Brick and uPVC double glazed construction with polycarbonate roof, wooden laminate flooring, double glazed French double doors to garden.

Landing

Double radiator, coving to textured ceiling, access to loft space, doors to:

Bedroom 11'5" x 11'11"

Double glazed window to front, radiator, coving to textured ceiling, double doors to wardrobe with hanging rail and shelving.

Bedroom 11'5" x 10'2"

Double glazed window to rear, radiator, coving to textured ceiling, double door to wardrobe with hanging rail and shelving

Bedroom 8'0" x 7'0"

Double glazed window to rear, radiator, double radiator.

Bathroom

Recently refitted with a three piece suite comprising panelled bath with shower over and mixer tap, vanity wash unit with cupboards under and mixer tap and close coupled WC, tiled splashbacks, wall mounted mirror, obscure double glazed window to front, radiator, textured ceiling with ceiling spotlights ceiling fan, door to Storage cupboard with linen shelving.

Outside

To the rear is an enclosed garden being of easy maintenance, Astro style grass, pedestrian access to the front and personal door to GARAGE EN BLOCK. To the front is a driveway providing parking for two cars, enclosed by brick wall and wrought iron fencing and bi-folding gates

Tenure

Freehold

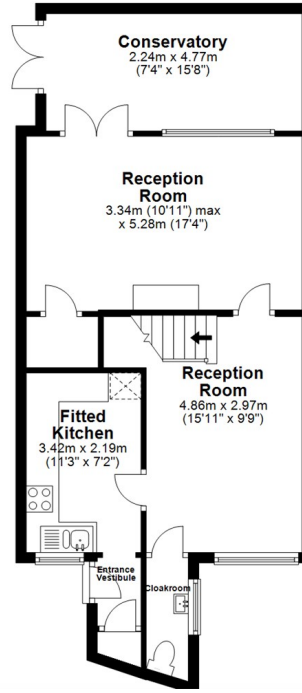
Council Tax

Nuneaton & Bedworth Borough Council - Band B

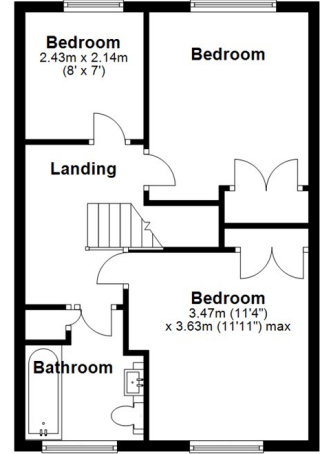
General

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



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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			83
(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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