



**76 Tomkinson Road, Stockingford, Nuneaton,  
CV10 8BN**  
Offers Over £200,000



\* NO UPWARD CHAIN - POTENTIAL - EXTENDED - CORNER PLOT \* Pointons Estate Agents are pleased to offer for sale this four bedroom extended residence on Tomkinson Road, Stockingford, Nuneaton. Close to local shops, schools and within walking distance to Nuneaton town centre and George Eliot Hospital. This property offers plenty of potential, which has been extended to rear and has gas central heating and double glazing throughout. In brief the property comprises of a porch, entrance hall, living room, open kitchen/dining room, utility room and downstairs WC. To the first floor there are three double bedrooms and a single bedroom currently used as a study. To front is a paved garden and to rear an enclosed courtyard with brick built shed. This property would make an excellent purchase, with viewings recommend via the agent.  
EPC D



**Porch**

Entrance via double front door, leading to:

**Entrance Hall**

Via further front door, carpeted and doors off to various rooms.

**Living Room 12'1" x 13'9"**

With double glazed window to front and further double glazed bow window to side, amtico flooring, radiator, coving to ceiling and gas feature fireplace with surround.

**Kitchen/Dining Room 12'5" x 25'7"**

With double glazed windows to front, amtico flooring throughout, log burner fireplace with bricked surround, radiators, coving to ceiling, under stairs storage cupboard, through to kitchen which is made up of base and eye level units with worktop space over, stainless steel sink unit with single drainer and pedestal taps, space for cooker and under counter fridge, plumbing for washing machine and dishwasher, tiled splashbacks, double glazed window to rear and combination boiler.

**Utility Room 7'2" x 10'2"**

With tumble dryer, amtico flooring, curtained off storage and doors leading to street and further obscure double glazed door to rear.

**WC**

Fitted with a low level WC and amtico flooring.

**Landing**

Carpeted with doors off to various rooms.

**Bedroom 13'5" x 12'1"**

With double glazed window to front and further double glazed bow window to side, coving to ceiling, radiator, laminate flooring and storage cupboard.

**Bedroom 12'5" x 12'1"**

With double glazed window to front, laminate flooring, coving to ceiling, radiator and storage cupboard.

**Bedroom 12'9" x 10'5"**

With double glazed window to rear, laminate flooring, coving to ceiling and radiator.

**Bedroom 6'2" x 7'2"**

With double glazed window to side, radiator, and laminate flooring.

**Bathroom 6'6" x 10'5"**

New suite fitted of a shower cubicle and sliding screen, low level WC and hand wash basin with mixer taps and built in storage beneath, radiator, tiled flooring and splashback, obscure double glazed window to rear and storage cupboard.

**Outside**

To the front of the property is a block paved fore garden, side gated access via side street to block paved courtyard with brick built shed.

**Tenure**

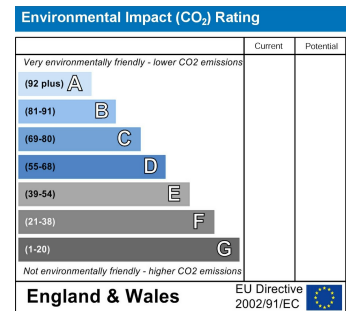
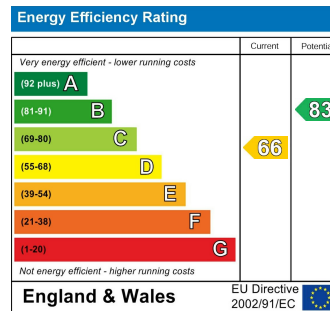
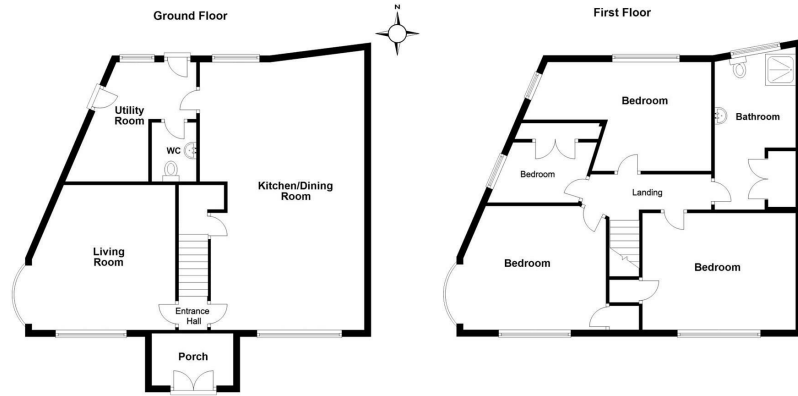
Freehold

**Council Tax**

Nuneaton & Bedworth Borough Council - Band A

**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.



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