



**182 Heath End Road, Stockingford, Nuneaton,
CV10 7JE
£245,000**



Pointons Estate Agents are delighted to offer for sale this extended three bedroom semi detached residence on Heath End Road, Stockingford, Nuneaton. Close to local shops, schools and within walking distance to George Eliot hospital. This home is well presented throughout and has been modernised to an excellent standard by its current owners, benefitting from gas central heating, double glazing throughout and owner outright solar panels. In brief the home comprises of a porch, entrance hall, lounge/dining room and fitted kitchen. To the first floor there are three bedrooms, a shower room with a separate WC. To front is a tarmacked driveway offering parking for numerous vehicles and integrated garage. To rear an excellent landscaped garden with brick built store. This property must be viewed to show the quality on offer. Viewings are strictly via the agent. EPC B



Porch

Entrance via double glazed sliding doors with double glazed windows either side, tiled flooring, leading to:

Entrance Hall

With double doors leading to lounge/dining room, radiator, laminate flooring and carpeted stairs off to the first floor.

Lounge/Dining Room 19'8" x 11'10"

Double glazed window to side, under stairs storage cupboard, radiator, laminate flooring and double glazed sliding door to rear, door leading to:

Kitchen 17'1" x 7'7"

Fitted with a matching range of base units, ceramic sink unit with single drainer and taps, integrated fridge/freezer and dishwasher, plumbing for washing machine, eye level fan assisted oven, built-in electric hob, double glazed windows to side and rear, radiator and laminate flooring.

Landing

Carpeted with doors off to various rooms.

Bedroom 14'1" x 8'6"

Double glazed window to front, radiator and laminate flooring.

Bedroom 13'9" x 7'10"

Double glazed window to front, storage cupboard containing combination boiler, radiator and laminate flooring.

Bedroom 7'7" x 10'6"

Double glazed window to rear, fitted wardrobes, radiator and laminate flooring.

Shower Room 7'7" x 5'11"

With shower cubicle and sliding glass screen, wash hand basin with mixer tap and fitted storage under. obscure double glazed window to rear and radiator.

WC

Obscure double glazed window to rear, low-level WC, radiator and laminate flooring.

Outside

to front there is a tarmacked driveway offering parking for numerous vehicles, steel gated side access to a landscaped rear garden made up of patio and artificial lawn areas with a brick built store.

Garage

Via up and over door with power and lighting.

Tenure

Freehold

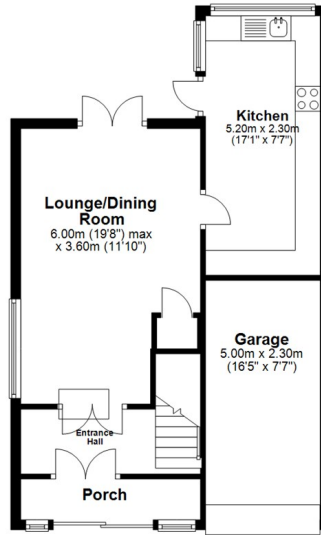
Council Tax

Nuneaton & Bedworth Borough Council - Band C

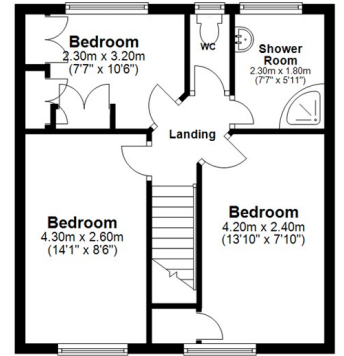
General Information

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. 53.1 sq. metres (571.8 sq. feet)



First Floor
Approx. 40.6 sq. metres (436.5 sq. feet)



Total area: approx. 93.7 sq. metres (1008.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	90
(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	



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

