



Ansley Road, Stockingford, CV10 8LZ

Offers Over £240,000



* NO UPWARD CHAIN * Pointons Estate Agents welcome you to Ansley Road, on the outskirts of Stockingford, Nuneaton - a charming location that could be the perfect setting for your new home! This delightful semi-detached house, boasts a well-maintained and beautifully presented property that is sure to capture your heart.

As you step inside, you'll be greeted by two spacious reception rooms, offering plenty of space for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample room for the whole family to unwind and make this house their own.

The property features a convenient bathroom and parking space for two vehicles, ensuring that both your comfort and practical needs are met. Imagine coming home to your own parking spot after a long day - what a luxury!

One of the highlights of this lovely home is the landscaped garden at the rear. It's the perfect spot to create lasting memories and soak in the beauty of nature right at your doorstep. Don't miss out on the opportunity to make this house your own - a well-presented property in a desirable location like this won't stay on the market for long.



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Entrance

Via double glazed entrance door leading into:

Entrance Hall

Wooden laminate flooring, stairs to first floor landing with spindles, doors to:

Lounge 15'10" x 13'3"

Double glazed bow window to front, log burner with glass door with wooden mantle over, double radiator, wooden laminate flooring, telephone point, wall lights and coving to ceiling.

Dining Room 11'5" x 13'3"

Double radiator, wooden laminate flooring, picture rail, coving to ceiling, double glazed door with matching side panel to garden, door to under-stairs storage cupboard:

Kitchen 15'3" x 6'11"

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer, stainless steel swan neck mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, fridge/freezer, electric fan assisted oven, five ring gas hob with extractor hood over, two double glazed windows to side, double radiator, ceramic tiled flooring, sunken spotlights and double glazed door to garden.

Landing

Dado rail, access to boarded loft space with pull down ladder and light point and sockets connected, doors to:

Bedroom 10'2" x 13'3"

Double glazed window to front, fitted wardrobes with full-length mirrored sliding doors, hanging rails and shelving, double radiator, wooden laminate flooring and coving to ceiling.

Bedroom 11'5" x 10'4"

Double glazed window to rear, double radiator, picture rail, coving to textured ceiling, cupboard concealing combination boiler serving heating system and domestic hot water.

Bedroom 9'0" x 6'11"

Double glazed window to rear, double radiator, wooden laminate flooring and textured ceiling.

Bathroom

Fitted with a three piece suite comprising deep panelled bath with independent shower over, wash hand basin with mixer tap and low-level WC, tiled splashbacks, obscure double glazed window to side and radiator.

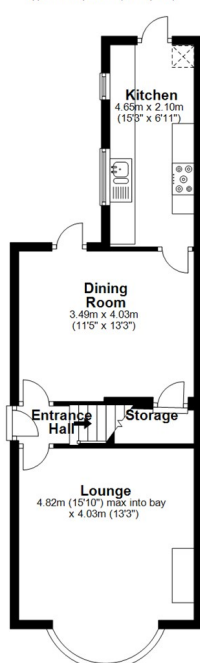
Outside

To the rear is a landscaped garden with lawn, paved patio, shrub borders and shed. There is also a cold water tap and electric sockets. To the front is a block-paved driveway providing parking and access to the side and rear as well as the entrance.

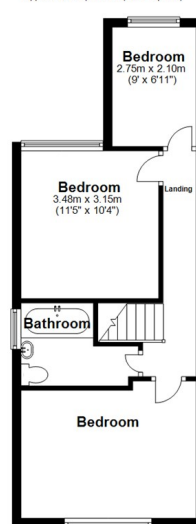
General

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. Council tax is charged through Nuneaton & Bedworth Borough Council and is rated A.

Ground Floor
Approx. 13.3 sq. metres (13.7 sq. feet)



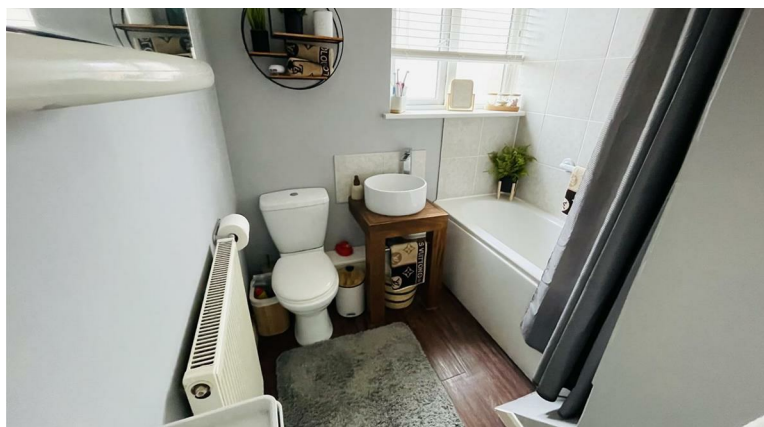
First Floor
Approx. 40.5 sq. metres (436.7 sq. feet)



Total area: approx. 41.8 sq. metres (449.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		61	
(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			84
(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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