



**14 Cheviot Close, Stockinford  
Nuneaton CV10 8PS  
Offers Over £220,000**

Welcome to Cheviot Close, a charming property located in the peaceful Church Farm area of Stockingford. This delightful semi-detached house, boasts a well-presented interior with a lounge, kitchen / diner and three cosy bedrooms, and a bright sunroom that is perfect for relaxing or entertaining guests.

One of the standout features of this property is the ample parking space available for up to four vehicles, making it convenient for families with multiple cars or visitors. Situated in a cul-de-sac, this home offers a safe and quiet environment, ideal for those seeking a tranquil lifestyle.

Viewings are by prior appointment via the agent and is strongly recommended at the earliest convenience.



**Hallway**

Obscure double glazed window to side, double radiator, stairs rising to first floor landing and folding door to:

**Lounge**

10'5" x 14'1" (3.18m x 4.30m)

Double glazed window to front, two double radiators, telephone point, TV point, wall lights, coving to ceiling, door to Storage cupboard, tri-fold doors to:

**Kitchen/Dining Room**

6'11" x 17'3" (2.12m x 5.26m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge, fridge/freezer and tumble dryer, built-in electric fan assisted oven, four ring gas hob, seating area, double glazed window to rear, wooden effect ceramic flooring, concealed combination boiler serving heating system and domestic hot water, stairs, double glazed double doors to:

**Sun Room**

Double glazed construction with double glazed polycarbonate roof, double radiator, ceramic tiled flooring, double glazed french double doors to garden,

**Landing**

Obscure double glazed window to side, double radiator, access to loft space, doors to:

**Bedroom**

9'8" x 11'0" max (2.96m x 3.37m max)

Double glazed window to front, double radiator.

**Bedroom**

7'10" x 11'1" (2.40m x 3.37m)

Double glazed window to rear, radiator.

**Bedroom**

6'5" x 9'4" (1.95m x 2.85m)

Double glazed window to front, radiator.

**Shower Room**

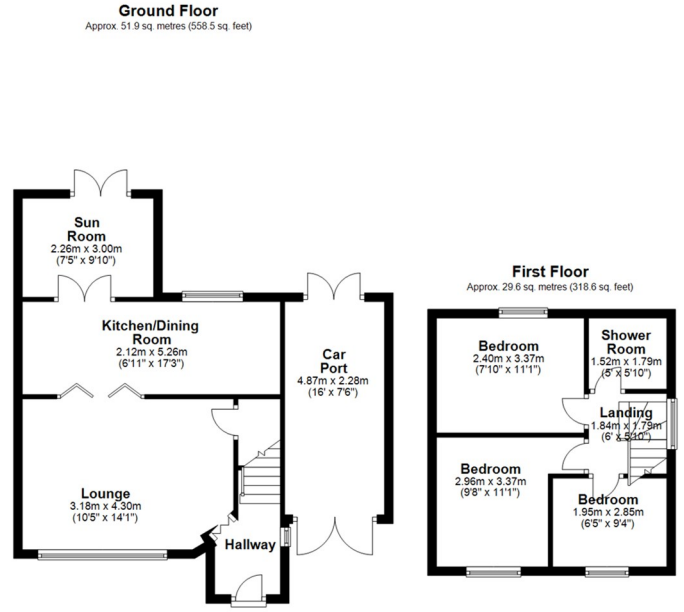
Fitted with three piece suite comprising shower enclosure, vanity wash hand basin with cupboard under and close coupled WC, ceramic tiled flooring.

**Outside**

To the rear is an enclosed garden with paved patio, lawn, shrub borders and access to rear of the carport. To the front is a block-paved driveway providing parking for cars, access to enclosed carport and 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 band payable to Nuneaton & Bedworth Borough Council is Band B



Total area: approx. 81.5 sq. metres (877.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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