



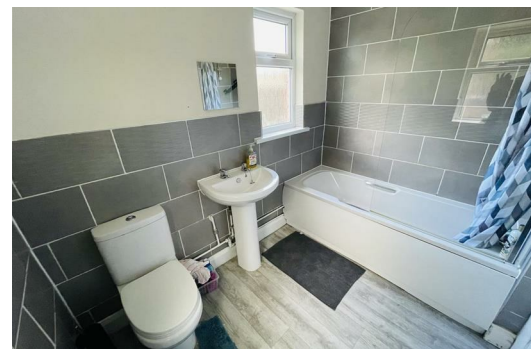
**25 Paddiford Place, Stockingford  
Nuneaton CV10 8JJ  
Asking Price £190,000**

Pointons Estate Agents welcome you to this charming property located in a popular area of Paddiford Place, Stockingford. This delightful house offers a perfect blend of comfort and style, ideal for those looking for a new place to call home.

As you step inside, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those in need of a home office. The bathroom is modern. Additionally, the property features parking for up to three vehicles, ensuring convenience for you and your guests.

This property offers a sense of privacy and exclusivity. The location is ideal for those seeking a peaceful neighbourhood with easy access to local amenities and transport links.

Don't miss the opportunity to make this house your own and create lasting memories in this wonderful property. Contact us today to arrange a viewing and take the first step towards finding your dream home in Paddiford Place, Stockingford.





**Entrance**

Via canopy porch leading into:

**Entrance Hall**

Double glazed window to front, double radiator, central heating thermostat, stairs to first floor landing, door to:

**Lounge**

14'3" x 12'3" (4.35m x 3.74m)

Two double glazed windows to front, double radiator, door to under-stairs storage cupboard and further door:

**Kitchen**

8'2" x 9'7" (2.49m x 2.91m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap with tiled splashbacks, washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, radiator, concealed boiler serving heating system and domestic hot water, double obscure entrance door to garden, door to:

**Bathroom**

Fitted with three piece suite comprising panelled bath with shower over and glass screen, ceramic tiling to walls, extractor fan, obscure double glazed windows to rear and side, radiator.

**Landing**

Double glazed window to side, door to:

**Bedroom**

11'2" x 12'9" (3.41m x 3.89m)

Three double glazed windows to front, radiator, door to:

**Walk in Wardrobe**

With hanging rail

**Bedroom**

11'9" x 7'9" (3.57m x 2.37m)

Double glazed window to rear, radiator, door to airing cupboard housing hot water tank with linen shelving.

**Bedroom**

8'2" x 8'1" (2.48m x 2.47m)

Double glazed window to rear and radiator

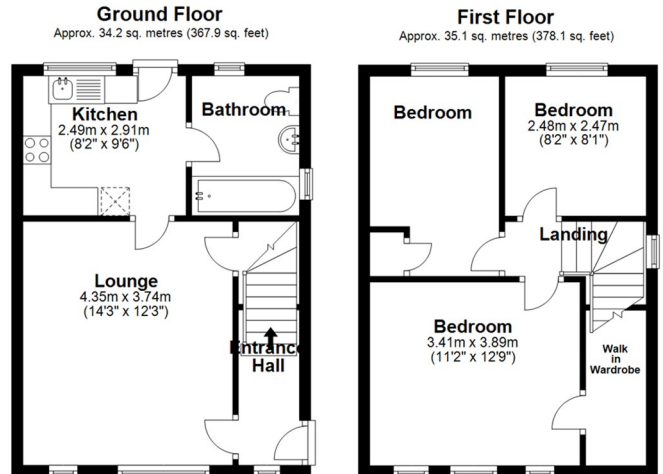
**Outside**

To the rear is a large garden mainly laid to lawn and paved patio

area. Outside brick store with power. To the front is a driveway providing parking and access to entrance.

**General**

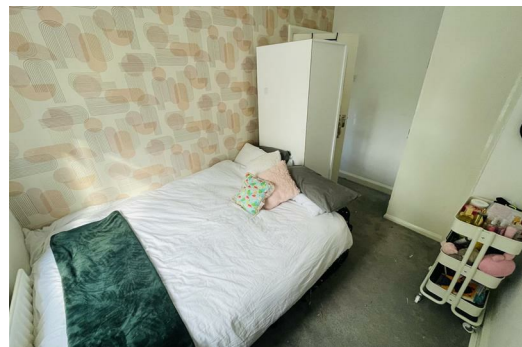
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax band A payable to Nuneaton & Bedworth Borough Council.



Total area: approx. 69.3 sq. metres (746.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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