



305 Kingswood Road, Stockingford Nuneaton CV10 8QR Asking Price £190,000

Welcome to Kingswood Road, Stockingford - a charming property that could be your next dream home! This delightful end terrace house, built in the late 1970's, offers a perfect blend of comfort and convenience.

As you step inside, you are greeted by an entrance hall, a cosy reception room, ideal for relaxing with family or entertaining guests. With three inviting bedrooms, there's ample space for a growing family or for those in need of a home office. Enjoy the benefits of gas central heating and double glazing, providing warmth and energy efficiency throughout the seasons.

Convenience is key with parking available for one vehicle at the rear of the property, making trips out or unloading shopping a breeze. The location of this home offers a peaceful retreat from the hustle and bustle of life, while still being within easy reach of local amenities.

Don't miss out on the opportunity to make this charming property on Kingswood Road your own. Book a viewing today and step into the next chapter of your life in this lovely abode.



Entrance

Via canopy porch leading into:

Entrance Hall

Radiator, wooden laminate flooring, central heating thermostat, textured ceiling, stairs to first floor landing, double doors to Storage cupboard, doors to:

Cloakroom

Fitted with two piece suite comprising, wash hand basin and low-level WC, ceramic tiling to all walls, radiator.

Lounge

12'3" x 11'5" (3.73m x 3.49m)

Double glazed bow window to front, radiator, wooden laminate flooring, telephone point, TV point, coving to textured ceiling.

Kitchen/Dining Room

11'4" x 17'8" (3.46m x 5.39m)

Fitted with a matching range of base and eye level units with worktop space over, matching breakfast bar, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer and AGA, two double glazed windows to rear, coving to textured ceiling, double glazed door to garden, door to:

Store Room

With shelving

Landing

Textured ceiling, access to loft space, door to Storage cupboard housing wall mounted combination boiler serving heating system and domestic hot water with timer control, door to further storage cupboard, doors to:

Bedroom

15'7" x 11'5" (4.75m x 3.49m)

Double glazed window to front, radiator, wooden effect laminate flooring, textured ceiling.

Bedroom

11'4" x 11'5" (3.46m x 3.49m)

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

Bedroom

9'1" x 8'9" (2.77m x 2.66m)

Double glazed window to front, radiator, wooden laminate flooring, textured ceiling.

Bathroom

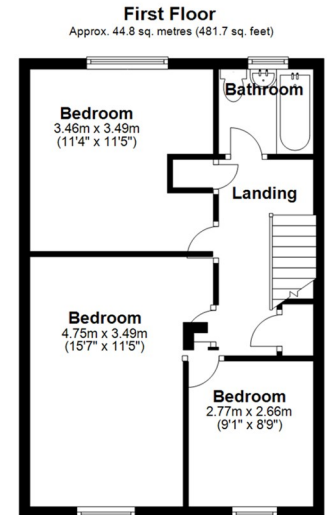
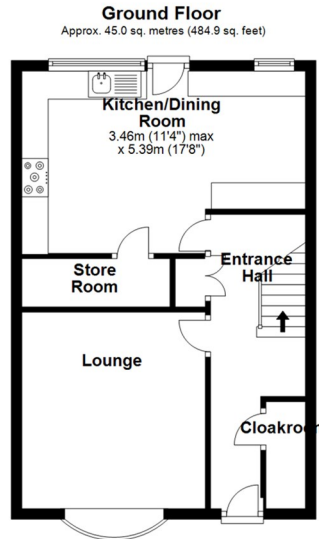
Fitted with three piece suite comprising panelled bath with shower over and folding glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to rear.

Outside

To the rear is an enclosed garden mainly paved and providing parking. To the front a fore-garden enclosed by a brick wall and providing access to 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. The council tax is band A and a payable to Nuneaton & Bedworth Borough Council



Total area: approx. 89.8 sq. metres (966.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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	
		65	77

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	
		60	74



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