



**Woodford Close, Stockingford
Nuneaton CV10 9HT
£220,000**

Nestled in the charming cul-de-sac of Woodford Close, Stockingford, this delightful extended end mews house presents an excellent opportunity for families and individuals alike. Boasting four spacious bedrooms, this property offers ample room for comfortable living. The three reception rooms provide versatile spaces that can be tailored to your needs, whether for entertaining guests, creating a home office, or enjoying family time. While the property is in need of some decoration, this presents a wonderful chance for you to personalise your new home and truly make it your own.

Parking is a breeze with space for two vehicles, ensuring convenience for you and your guests. The popular location of this home not only offers a peaceful environment but also provides easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a balance of tranquillity and accessibility.

In summary, this end mews house on Woodford Close is a fantastic opportunity for anyone looking to invest in a property with potential. With its generous living spaces and desirable location, it is sure to attract interest. Don't miss the chance to view this lovely home and envision the possibilities it holds.



Entrance

Via double glazed entrance door leading into

Entrance Hall

Radiator, stairs to first floor landing, doors to:

Lounge

12'1" x 15'7" (3.68m x 4.76m)

Double glazed bow window to rear, radiator, double radiator, TV point.

Kitchen

12'11" x 9'5" (3.94m x 2.86m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, built-in electric fan assisted oven, four ring gas hob with extractor hood over, double glazed bow window to front, opening to:

Dining Area

11'2" x 8'10" (3.41m x 2.68m)

Double glazed windows to front and side, radiator, coving to ceiling, door to:

Study

7'1" x 9'3" (2.16m x 2.82m)

Double glazed sliding patio door to garden.

Landing

Access to loft space and door leading to:

Bedroom

14'4" x 8'10" (4.38m x 2.68m)

Double glazed window to rear, double radiator, door to under eaves storage cupboard.

Bedroom

12'10" x 9'9" (3.90m x 2.96m)

Double glazed window to front, radiator, coving to ceiling.

Bedroom

9'5" x 9'1" (2.86m x 2.78m)

Double glazed window to rear, radiator, coving to ceiling.

Bedroom

9'5" x 6'2" (2.88m x 1.87m)

Double glazed window to rear, radiator.

Shower Room

Fitted with piece suite comprising shower enclosure, obscure double glazed window to front with heated towel rail, extractor fan, sunken spotlights, double doors to Storage cupboard.

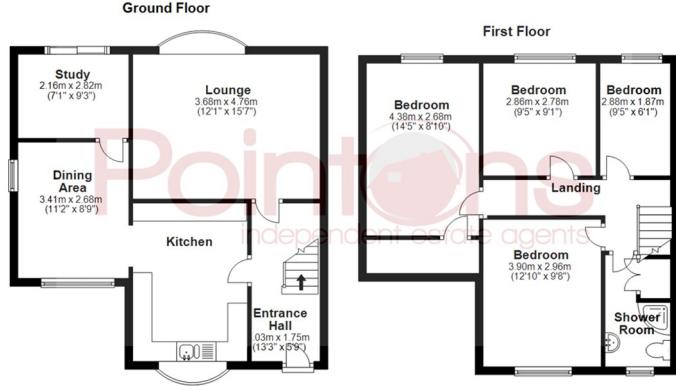
Outside

To the rear is an enclosed garden mainly laid to lawn and timber decking area, side pedestrian access leading to the front where there is a driveway providing parking and further lawn area and path leading to entrance.

There is also a garage in the block.

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. Council tax band C payable to Nuneaton & Bedworth Borough Council



All floor plans are for a guide of the layout and not to scale.
Plan produced using PlanItUp.

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	

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	



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