

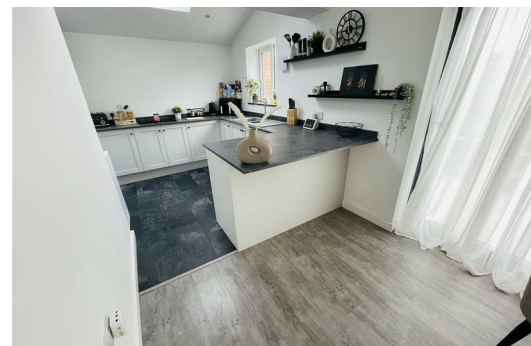


**16 Cumberland Drive, Stockingford
Nuneaton CV10 8BU
Asking Price £290,000**

Nestled in the charming area of Stockingford, Cumberland Drive presents an excellent opportunity to acquire a delightful detached house. This well-appointed property boasts three bedrooms, making it ideal for families or those seeking extra room for guests or a home office. The reception room offers a warm and inviting space, perfect for relaxation or entertaining friends and family coupled with the family kitchen dining area. There is also a guest cloakroom with w.c and a utility room.

The house features a well-designed bathroom, ensuring comfort and convenience for all residents. One of the standout features of this property is the ample parking space, accommodating up to three vehicles, which is a rare find in many urban settings.

Cumberland Drive is situated in a friendly neighbourhood, providing a sense of community while still being conveniently located near local amenities. Residents will appreciate the nearby parks, schools, and shops, making daily life both enjoyable and practical. This property is a wonderful blend of comfort and functionality, making it an excellent choice for anyone looking to settle in Stockingford. With its appealing features and prime location, this detached house is sure to attract interest. Do not miss the chance to make this lovely home your own.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Radiator, stairs to first floor and door to:

Lounge

16'1" x 12'10" (4.89m x 3.92m)

Double glazed box window to front, wooden laminate flooring, opening into:

Kitchen/Dining Room

17'3" x 24'6" (5.25m x 7.46m)

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 and mixer tap, integrated fridge/freezer, electric fan assisted oven, four ring hob, built-in microwave, double glazed window to rear, two double glazed skylight, two radiators, bi-fold doors to garden, door to:

Utility

6'5" x 3'8" (1.95m x 1.11m)

With round edged worktop, plumbing for automatic washing machine, double glazed window to front, radiator, wall mounted gas combination boiler serving heating system and domestic hot water, door to:

Cloakroom

Obscure double glazed window to front, fitted with two piece suite comprising, vanity wash hand basin with cupboard under and mixer tap and close coupled WC, access to loft.

Landing

Access to loft, doors to:

Bedroom

12'1" x 9'9" (3.68m x 2.96m)

Double glazed window to front, radiator.

Bedroom

11'7" x 9'10" (3.54m x 2.99m)

Double glazed window to rear, radiator.

Bedroom

9'1" x 5'10" (2.78m x 1.79m)

Double glazed window to front, radiator.

Bathroom

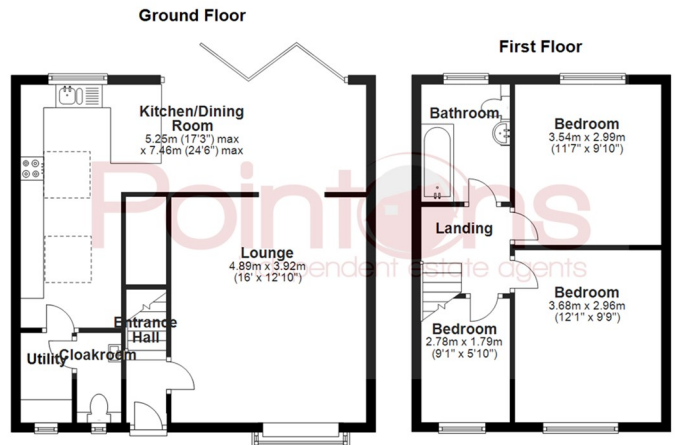
Three piece suite comprising panelled bath with shower over and glass screen, vanity wash hand basin with cupboard under and mixer tap and close coupled WC, heated towel rail, extractor fan, obscure double glazed window to rear, low-voltage ceiling spotlights.

Outside

To the rear is an enclosed garden mainly laid to lawn and paved patio. To the front is a driveway providing off road parking.

General Information

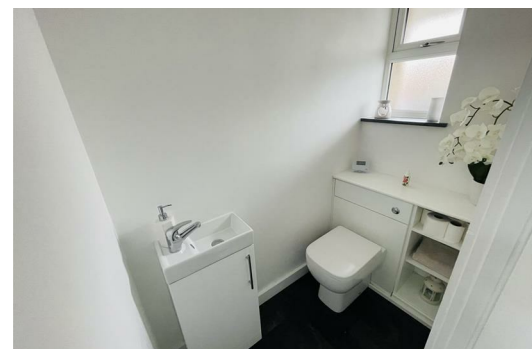
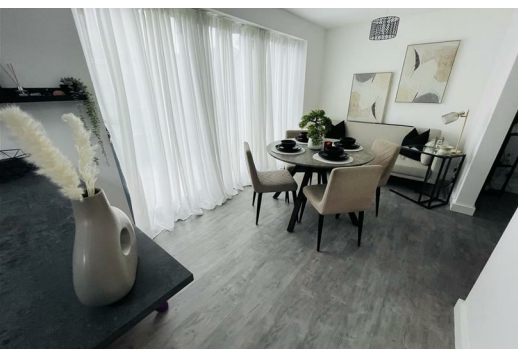
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Nuneaton and Bedworth Borough Council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



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

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	84

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	



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers

NUNEATON

CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street

COVENTRY

CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street

ATHERSTONE

CV9 1AU

01827 711911

atherstone@pointons-group.com

