



**Church Road, Nuneaton
CV10 8LD
Asking Price £170,000**

Located on the popular Church Road in Stockingford, this delightful terraced house presents an excellent opportunity for those seeking a comfortable family home. With no onward chain, this property is ready for you to move in and make it your own.

The house boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and inviting, allowing for a seamless flow between the living spaces. The heart of the home is complemented by three well-proportioned bedrooms, providing ample space for relaxation and rest. The master bedroom features the added luxury of an ensuite shower room, ensuring privacy and convenience.

Situated in a desirable location, this property benefits from easy access to local amenities, schools, and transport links, making it a perfect choice for both first-time buyers and those looking to settle in a vibrant community.

With its appealing features and prime location, this terraced house on Church Road is a must-see. Don't miss the chance to view this lovely home and envision your future in Nuneaton.



Entrance

Via canopy porch with double glazed entrance door leading into:

Reception Room

13'5" x 13'1" (4.09m x 4.00m)

Double glazed bay window to front, double radiator, coving to ceiling, double glazed door, door to:

Inner Hallway

Door to under-stairs storage cupboard and opening to:

Reception Room

12'3" x 13'1" (3.73m x 4.00m)

Double window to rear, coal effect log effect living flame effect gas fire set in feature surround and marble effect hearth, double radiator, wooden flooring, coving to ceiling, door to:

Fitted Kitchen

12'8" x 7'4" (3.85m x 2.23m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated dishwasher and tumble dryer, plumbing for washing machine, space for fridge/freezer, electric oven, four ring gas hob with extractor hood, double glazed window to side, wooden laminate flooring, sunken ceiling spotlights, opening to:

Rear Lobby

Wooden laminate flooring, double glazed door to garden, door to:

Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, obscure double glazed window to side, radiator, ceramic tiled flooring.

Stairs

Stairs rising to first floor landing.

Landing

Access to part boarded loft space with ladder and light point, doors to:

Bedroom

11'3" x 13'3" (3.44m x 4.05m)

Two double glazed windows to front, radiator and door to:

En-suite Shower Room

Fitted with three piece suite comprising tiled shower enclosure, vanity wash hand basin with cupboard under and mixer tap, low-level WC and heated towel rail, extractor fan tiling to all walls, double glazed window to front, ceramic tiled flooring.

Bedroom

12'3" x 10'1" (3.73m x 3.07m)

Double glazed window to rear, radiator, opening to over-stairs wardrobe/storage cupboard.

Bedroom

16'1" x 7'6" (4.89m x 2.28m)

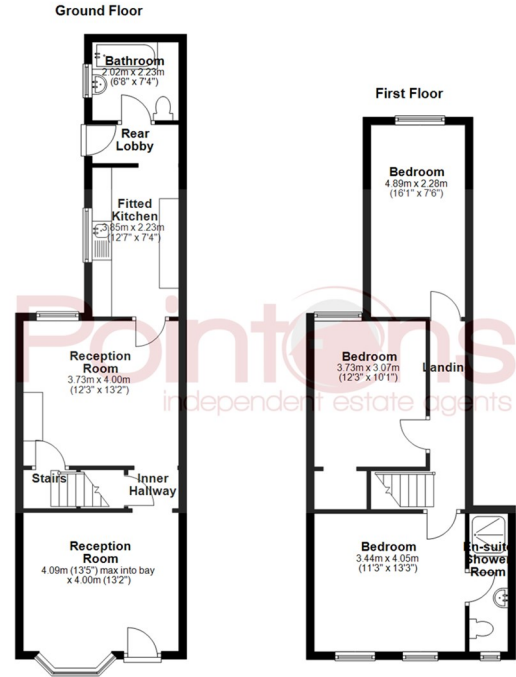
Double glazed window to rear, radiator, wall mounted concealed gas combination boiler serving heating system and domestic hot water.

Outside

To the rear is an enclosed garden mainly laid to lawn with patio area, side pedestrian access. At the front is foregarden with brick wall and path leading to entrance

General Information

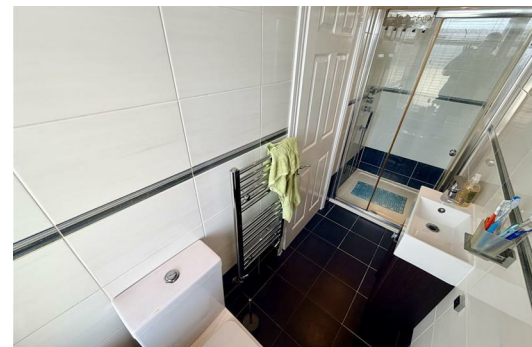
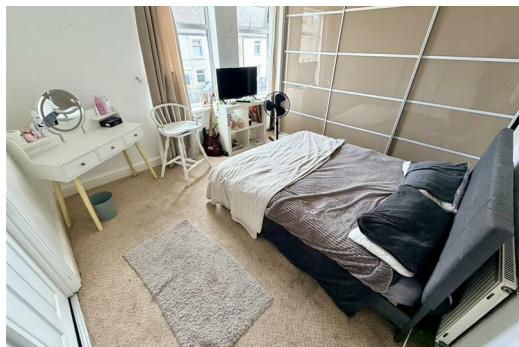
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Nuneaton & Bedworth Borough Council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



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	79

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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