



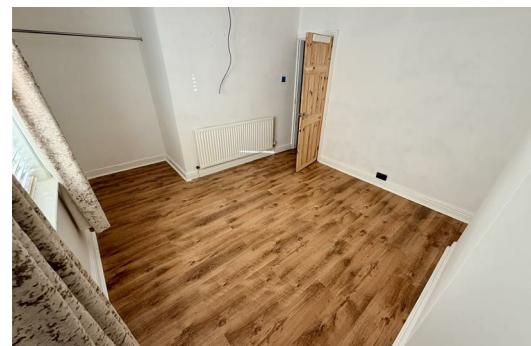
Heath End Road, Stockingford Nuneaton CV10 7HE Offers Over £150,000

Located on the popular Heath End Road in Stockingford, this delightful house presents an excellent opportunity for those seeking a comfortable and well-presented home. With two inviting bedrooms, this property is perfect for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find an entrance hall, a spacious reception room that offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests. The property boasts a well-appointed bathroom, ensuring convenience and comfort for all residents. The layout is thoughtfully designed to maximise space and functionality, providing a practical living environment.

One of the standout features of this property is that it comes with no chain, allowing for a smooth and efficient purchasing process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays.

Situated in a desirable area, this house is close to local amenities, hospital and transport links, making it an ideal choice for those who value both tranquillity and accessibility. Whether you are looking to invest or find your next home, this property on Heath End Road is a wonderful option that should not be missed.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Double radiator, wooden laminate flooring, stairs to first floor landing, door to:

Lounge

13'11" x 10'6" (4.25m x 3.19m)

Double glazed window to front, coal effect gas fire set in feature surround and hearth, double radiator, wooden laminate flooring, double doors to:

Kitchen/Dining Room

9'0" x 13'9" (2.75m x 4.20m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, space for fridge/freezer, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, double radiator, ceramic tiled flooring, opening into:

Utility

9'0" x 4'6" (2.74m x 1.38m)

Plumbing for washing machine, double glazed window to rear, radiator, ceramic tiled flooring, double glazed door to garden.

Landing

Textured ceiling, access to part boarded loft, doors to:

Bedroom

12'2" x 13'5" (3.70m x 4.10m)

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

Bedroom

12'1" x 7'0" (3.68m x 2.14m)

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

Bathroom

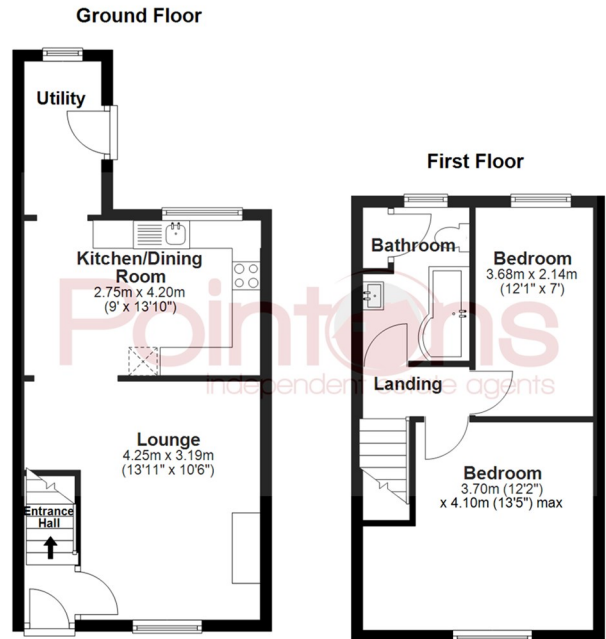
Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled surround, obscure double glazed window to rear, heated towel rail, ceramic tiled flooring, door to Storage cupboard housing wall mounted combination boiler serving heating system and domestic hot water.

Outside

To the rear is an enclosed garden being the last of an access route, timber decking, lawn and storage shed. To the front is an enclosed foregarden which is mainly block paved.

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 band A and payable to Nuneaton & Bedworth Borough Council



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	

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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