



**159 Heath End Road, Stockingford
Nuneaton CV10 7JB
Offers Over £225,000**

* NO UPWARD CHAIN * Pointons Estate Agents are pleased to offer this immaculately presented, extended semi detached property located within close proximity of George Eliot hospital, major road networks and Nuneaton town centre. Benefiting from gas central heating and double glazing the accommodation of this property comprises of; through hall, lounge, refitted kitchen / diner and guest cloakroom. To the first floor there are three bedrooms, refitted bathroom and landing with an area used as a study. Within the property are various network points and USB charge ports incorporated to the electrical installation. Outside to the rear is a workshop and a garage en block with direct access leading into the garden area. To the front is a block-paved hardstanding. An internal inspection is required to appreciate the quality of accommodation on offer and viewings are by prior appointment and strongly recommended. This property is offered with NO CHAIN. EPC C



Entrance Hall

Double radiator, wooden laminate flooring, stairs to first floor landing, opening to Kitchen/Dining Room, doors to:

Under-stairs storage cupboard,

Housing for home networking hub (switches not included) and telephone point.

Lounge

14'4" x 10'8" (4.37m x 3.26m)

Double glazed window to front, double radiator.

Kitchen/Dining Room

8'3" x 22'2" (2.51m x 6.76m)

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, plumbing for washing machine, space for American style fridge/freezer, and tumble dryer, built-in electric fan assisted double oven, five ring gas hob, extractor hood, two double glazed windows to rear, double radiator, wooden laminate flooring, double glazed French double doors to garden and door to:

Cloakroom

Fitted with two piece suite vanity wash unit with cupboard under and close coupled WC, radiator, wooden laminate flooring.

Landing

Obscure double glazed window to side, double glazed window to front, double radiator, access to part boarded loft with pull down ladder, space currently used as study area and doors to:

Bedroom

12'0" x 10'6" (3.67m x 3.20m)

Double glazed window to front, radiator.

Bedroom

11'0" x 10'3" (3.36m x 3.12m)

Double glazed window to rear, radiator.

Bedroom

8'10" x 6'4" (2.69m x 1.94m)

Double glazed window to front, double radiator.

Family Bathroom

Recently refitted with three piece suite comprising 'P' shaped panelled bath with shower over, vanity wash hand basin with drawers under and mixer tap, and low-level WC, heated towel rail, extractor fan, two obscure double glazed windows to rear, wooden laminate flooring.

Workshop

Double glazed window to side with power and light connected, double glazed door, and work bench with further cat 5 networking points

Garage

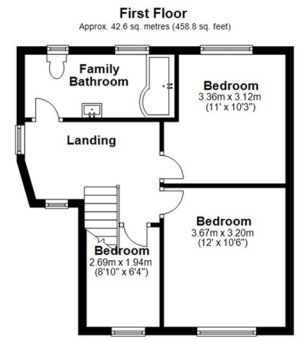
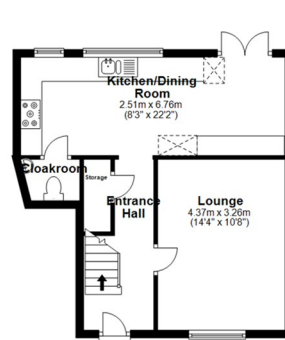
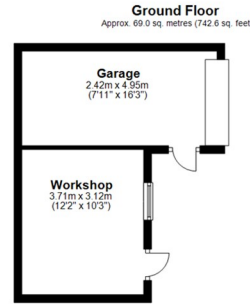
With power and light connected, electric roller door, accessed by a private gated driveway.

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. Council Tax Band: B

Like this home?

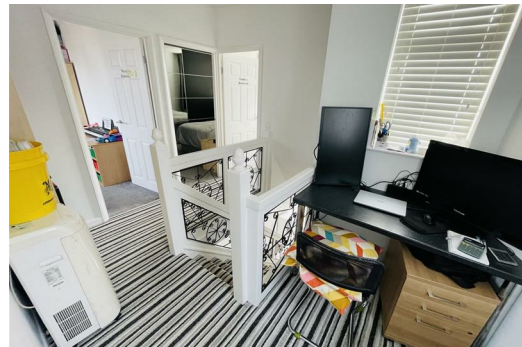
If you like this property and need to sell, Pointons offer a free market appraisal of your home and can also connect you to a mortgage advisor for free budgeting advice.



Total area: approx. 111.6 sq. metres (1201.4 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		
		70
		83
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	



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

