



Elm Row, Stockton, CV47

Offers Over £269,950

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- 2 Bedrooms
- Driveway
- Welcoming Garden
- Stylishly Presented
- Cosy Sitting Room
- Sleek Modern Kitchen
- Superb Dining Room
- Contemporary Shower Room

A STYLISH 2 BEDROOM COTTAGE WHICH HAS BEEN TASTEFULLY MODERNISED BY ITS CURRENT OWNERS, THERE IS DRIVEWAY PARKING AND A FANTASTIC GARDEN, VIEW TODAY!

This charming property is located in the idyllic village of Stockton, a short walk from the villages shop & post office, pub and cafe, not to mention countryside walks on your doorstep. This WELL PRESENTED home comprises DRIVEWAY, entrance hall, WELCOMING SITTING ROOM, separate DINING ROOM, through to a MODERN KITCHEN and STYLISH SHOWER ROOM. Upstairs there are 2 DOUBLE BEDROOMS providing ample space to rest. Outside the rear GARDEN is a great size with a raised decked seating area, overlooking the lawn and shrubbery beyond. If you love character homes with a modern finish, book your viewing here today!





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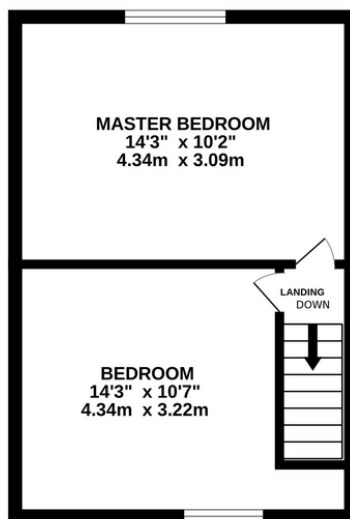
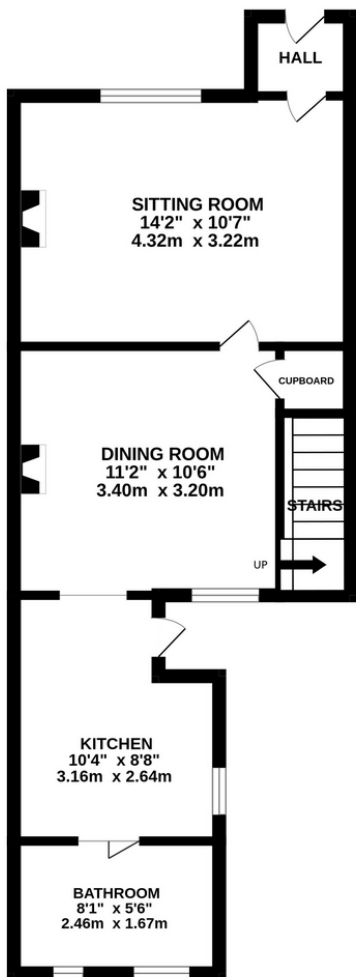
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GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.

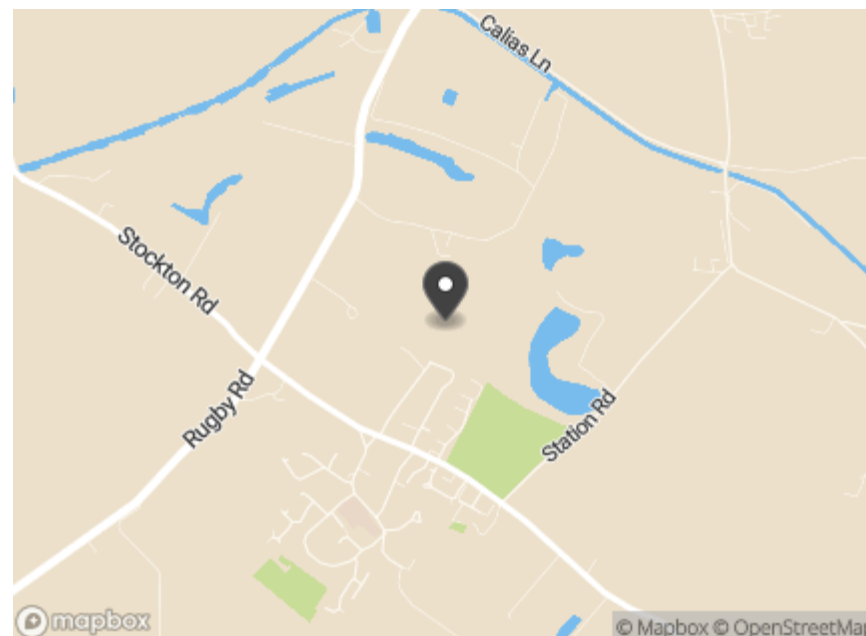
1ST FLOOR
299 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		89
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC



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