MATTHEW JAMES
Property Services









114 Westbury Road, Nuneaton, CV10 8HQ
£179,950

THREE BEDROOMS... TWO RECEPTION ROOMS... VACANT... NO UPWARD CHAIN... LOVELY THROUGHOUT... PERFECT FOR THE FIRST TIME BUYER... LOOKING FOR A NEW INVESTMENT?.. DOUBLE GLAZED... VAILLANT GAS CENTRAL HEATING... RECENTLY REDECORATED... READY TO GO! Located on Westbury Road in Stockingford, Nuneaton, this 'ready to go' mid-terrace property presents an excellent opportunity for first-time buyers or those looking to start or add to their property portfolio. The property boasts three well-proportioned bedrooms, making it ideal for families or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that leads to a second reception area, providing ample room for relaxation and entertaining guests. The house has been recently redecorated, ensuring a fresh and modern feel throughout. The large rear garden is a standout feature, offering a perfect outdoor space for gardening, play, or simply enjoying the sunshine.

The property benefits from a Vaillant gas central heating system, ensuring warmth and comfort during the colder months. Additionally, it is double glazed, enhancing energy efficiency and noise reduction. With NO UPWARD CHAIN, this home is ready for immediate occupancy, allowing you to settle in without delay.

Conveniently located, the house is close to local amenities, schools, and Stockingford Recreation Ground and Skate Park, making it an ideal choice for families and those who appreciate easy access to essential services and recreational areas. This delightful property on Westbury Road is not to be missed, offering a perfect blend of comfort, convenience, and potential. Sound like your first home? Call us now to book your immediate viewing - we have the keys!

Front Garden



Having walled foregarden and access through the front door into the:

Lounge
11'11 x 11'7 (3.63m x 3.53m)




Having a double glazed window to the front elevation, feature electric fireplace with hearth, mantle and surround and glazed door that leads to the:

Dining Room
12'11 x 11'7 (3.94m x 3.53m)





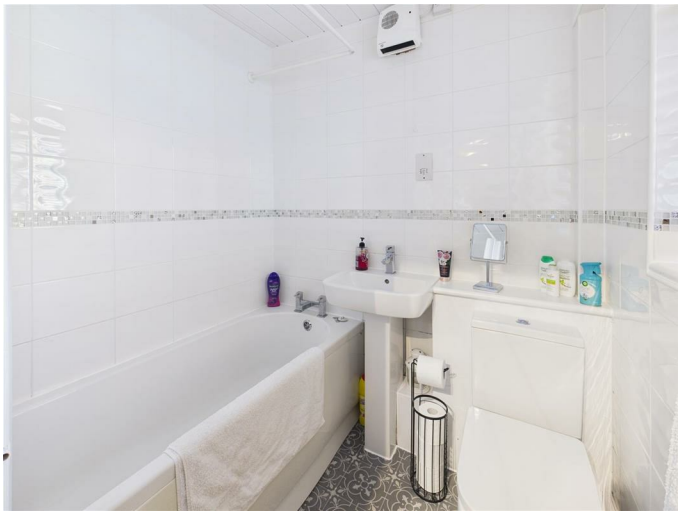
Having a double glazed window to the rear elevation, under stairs storage, door with stairs leading off to the first floor, feature electric fireplace with hearth, mantle and surround and further door that leads to the:

Kitchen
13'8 x 6'11 (4.17m x 2.11m)




Having a double glazed window to the side elevation, obscure glazed door that leads to the rear garden area, a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a tumble dryer, space for a fridge freezer, integrated oven with hob and extractor over, tiling to all splash prone areas and further door that leads to the:

Ground Floor Bathroom
5'10 x 5'7 (1.78m x 1.70m)



Having a double obscure glazed window to the side elevation, panel bath with Triton T80i shower over, low level flush WC, pedestal wash hand basin, extractor, ladder style heated towel rail and tiling to all splash prone areas.

First Floor Landing



Having access to the loft area and doors leading off to:

Bedroom One
112'1 x 11'8 (34.16m x 3.56m)



Having a double glazed window to the front elevation and built-in storage over the stairs.

Bedroom Two
12'11 x 8'7 (3.94m x 2.62m)



Having a double glazed window to the rear elevation.

Bedroom Three
13'9 x 7'10 (4.19m x 2.39m)





Having a double glazed window to the rear elevation, airing cupboard housing the Vaillant central heating boiler and vanity style wash hand basin with storage beneath.

Rear Garden





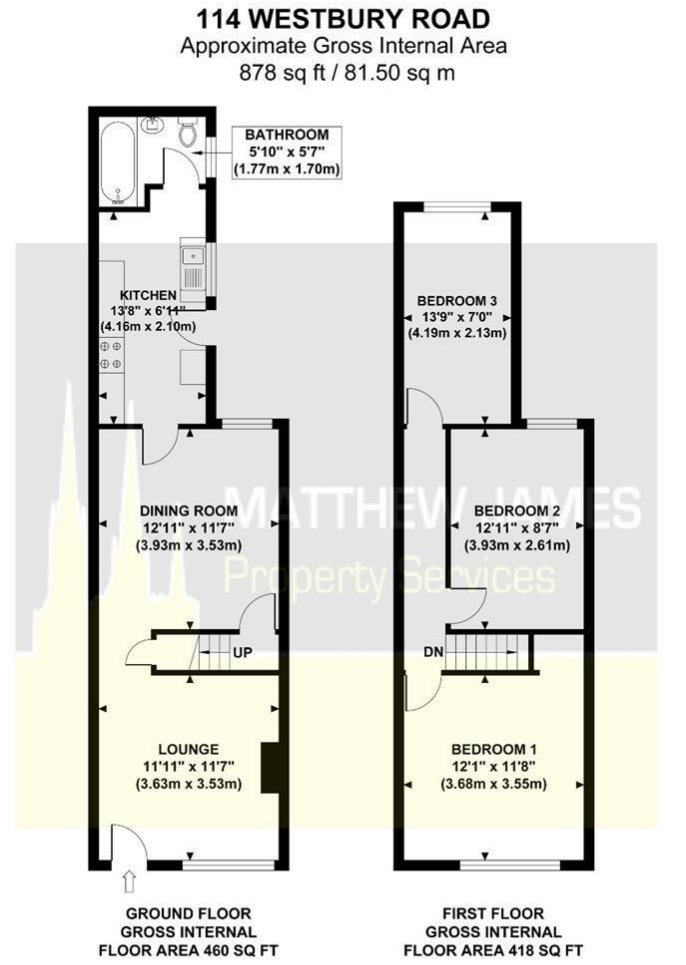






Having 'outouse' storage, composite decked area, fenced perimeter with further paved patio area and fenced perimeter.

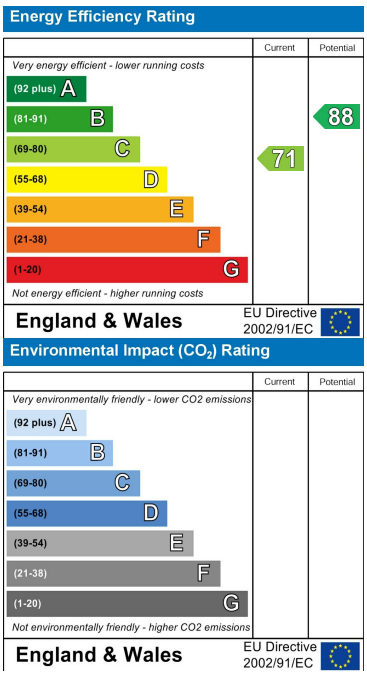
Floor Plan



Area Map



Energy Efficiency Graph



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