



**Arbury Road, Stockingford
Nuneaton CV10 7ND
Offers Over £150,000**

Freehold - Nuneaton & Bedworth Band: A - EPC: D

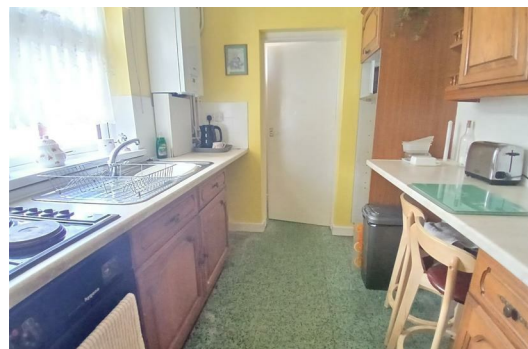
Nestled on Arbury Road in the charming area of Stockingford, this traditional three-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. With no upward chain, you can move in with ease and enjoy the benefits of this well-located property.

The house boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The fitted kitchen, along with a convenient utility area, provides ample space for culinary pursuits. The bathroom is well-appointed, catering to the needs of a growing family.

Upstairs, you will find three generous bedrooms, each offering a comfortable retreat. The property benefits from gas central heating and double glazing throughout, ensuring warmth and energy efficiency.

The rear garden is a delightful space, well-presented yet in need of some cosmetic modernisation, allowing you to add your personal touch and create an outdoor haven.

Situated close to local shops, schools, and further amenities, this home also offers excellent rural commuting routes, making it ideal for those who travel for work or leisure. This property is a fantastic canvas for anyone looking to establish themselves in a vibrant community. Don't miss the chance to make this house your home.



Living Room

11'2" x 12'2" (3.40m x 3.70m)

Entrance via front door with double glazed bay window to front, radiator and fireplace with surround.

Dining Room

12'2" x 12'2" (3.70m x 3.70m)

With under stairs storage cupboard, radiator, gas fireplace and double glazed window to rear.

Kitchen

8'10" x 7'7" (2.70m x 2.30m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, space for appliances, combination boiler and double glazed window to rear.

Utility

With plumbing for washing machine and storage cupboard.

Bathroom

Fully tiled bathroom with panelled bath, low level WC, hand wash basin with pedestal taps, radiator and obscure double glazed window to side.

Landing

With doors off to various rooms.

Bedroom

11'2" x 14'1" (3.40m x 4.30m)

With double glazed window to front, radiator and storage cupboard.

Bedroom

12'2" x 11'2" (3.70m x 3.40m)

With double glazed window to rear, radiator and storage cupboard.

Bedroom

12'6" x 7'7" (3.80m x 2.30m)

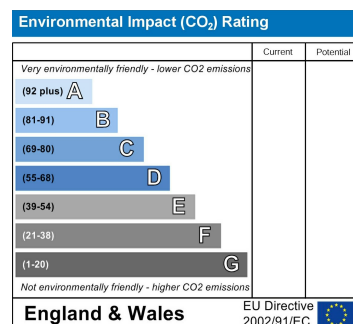
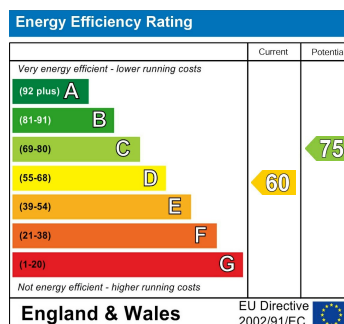
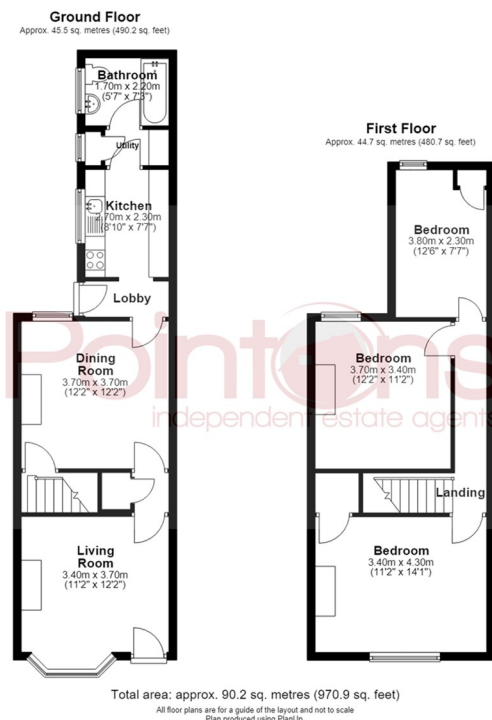
With double glazed window to rear, radiator and storage cupboard.

Outside

fore garden to front, side gated access to rear having mostly patio areas with shrubbed sections.

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.



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