



## Tomkinson Road

Stockingford, Nuneaton, CV10 8BN

**£875 PCM**



Nestled in the charming area of Stockingford, this delightful house on Tomkinson Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The house features a well-appointed bathroom, ensuring that daily routines are both practical and pleasant. The property boasts an Energy Performance Certificate rating of D, reflecting a reasonable level of energy efficiency, which is beneficial for both the environment and your utility bills. Additionally, with a Council Tax band of A, you can enjoy the advantages of affordable local taxation.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. If you are looking to settle down in a welcoming area, this property on Tomkinson Road presents a wonderful opportunity to create lasting memories. Do not miss the chance to make this house your new home.



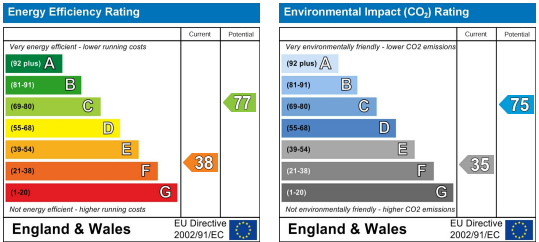
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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