







# Heath End Road Stockingford Nuneaton CV10

**£170,000**

Benburys
SALES AND LETTINGS

A fantastic opportunity for first-time buyers to purchase this well-presented two-bedroom home, ideally situated in the popular Stockingford area of Nuneaton.

Modern throughout, the property features a stylish kitchen, contemporary bathroom, and the added convenience of a downstairs WC.

Outside, there is a driveway providing off-road parking and an enclosed rear garden, perfect for relaxing or entertaining. Conveniently located close to local amenities, schools, and transport links, this property offers comfortable and practical living in a sought-after residential location.

## Lounge
**12'4" x 11'11" (3.772 x 3.642)**
Double glazed window and white PVC door to the front aspect, central heating radiator, light grey laminate flooring, pendent lighting.

## Kitchen
**12'1" x 9'11" (3.694 x 3.028)**
Fitted with range of matching wall and base units including cupboards, drawers and chrome handles, built in electric hob and electric oven with cooker hood, inset sink unit with mixer taps, wood effect worktop surfaces. Pendent lighting, double glazed window and white PVC door to the rear aspect, wood effect flooring.

## W.C
**4'5" x 2'6" (1.366 x 0.774)**
Low level toilet

## Lean to
**11'8" x 9'4" (3.559 x 2.869)**
Tiled effect flooring, plumbing for washing machine

## Landing
**8'9" x 6'1" (2.668 x 1.864)**
Carpeted flooring, doors to the bedrooms and bathroom

## Bedroom 1
**13'11" x 9'10" (4.258 x 3.011)**
Light cream carpet, double glazed window to the rear aspect, central heating radiator

## Bathroom
**11'11" x 4'10" (3.634 x 1.480)**
Fitted with a modern white suite which features a panel bath, mixer tap with shower and pedestal wash basin, towel radiator, double glazed window to the front aspect

## Bathroom 2
**8'11" x 8'8" (2.721 x 2.663)**
Light grey carpet, double glazed window to the front aspect, central heating radiator

## Agency Notes
1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

## Tenure-Freehold
The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

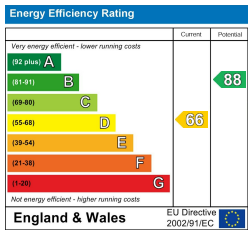






**DISCLAIMER**

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Benburys, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.




Benburys
SALES AND LETTINGS
20 Parkville Highway Coventry CV6 4HZ
Tel: 024 7666 1553
Email: enquiries@benburys.co.uk