



61 Church Road | Stockingford | CV10 8LF

A well presented TWO/THREE bedroom Mid Terraced house situated in a popular residential area of Nuneaton with no upward chain.

Property has the benefit of UPVC double glazing and gas central heating & is fully alarmed. The property would benefit from some re-decoration, perfect for First Time Buyers or Investors.

In more details comprises: front reception room, dining room, kitchen, ground floor bathroom, TWO/THREE bedrooms. Shared side entry to rear garden.

Offers In Excess Of £150,000

- No upward chain
- Fully alarmed
- POPULAR LOCATION
- UPVC DG & GCH
- Three bedrooms



Property Description

FRONT RECEPTION ROOM

11' 8" x 11' 10" (3.569m x 3.619m) UPVC front with decorative glass panels, UPVC bay window to front aspect, laminate flooring, radiator, feature gas fire with stone hearth, folding doors through to:

DINING ROOM

12' 5" x 11' 7" (3.791m x 3.544m) UPVC window to rear aspect, laminate flooring, feature gas fireplace with stone hearth, storage cupboard, stairs up to the bedrooms, door leading through to:

KITCHEN

11' 9" x 5' 5" (3.589m x 1.676m) UPVC window to side aspect and door to rear garden, galley style kitchen fitted with matching pine wall cupboards & base units, stainless steel sink unit, free standing gas cooker, space for fridge/freezer and plumbing for washing machine, complementary worktops & pine wall cladding, vinyl tiled flooring, wall mounted Valiant boiler, sliding door through to:

GROUND FLOOR BATHROOM

UPVC window with privacy glass to side aspect, white panelled bath, tiled around the bath area, white wash hand basin with vanity unit below, white low level w.c, vinyl tiled flooring, pine wall cladding, radiator

STAIRS & LANDING

Wooden stairs & stairs case, access to loft space, doors off to Bedroom 1 and 2 only

BEDROOM ONE

11' 2" x 11' 6" (3.405m x 3.509m) UPVC window to front aspect, fitted carpet, radiator, fitted wardrobes

BEDROOM TWO

12' 0" x 7' 5" (3.682m x 2.270m) UPVC window to rear aspect, fitted carpet, radiator, door through to:

BEDROOM THREE (OFF BEDROOM TWO)

5' 4" x 11' 6" (1.651m x 3.527m) UPVC window to side aspect, fitted carpet, radiator

FRONT GARDEN

stone pathway leading to front door, gravel area, fence & hedge boundaries

REAR GARDEN

Pavers/gravel walkway leading to brick patio area with wooden pagoda above, gravel area, fenced & hedge boundaries, 2nd brick patio area, wooden side gate giving access to side entry





For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | | 76 |
| (55-68) D | 58 | |
| (39-54) E | | |
| F | | |