



Grove Road Stockingford Nuneaton CV10 8JR

£165,000



Grove Road

Stockingford Nuneaton

- Living Room
- Dining Room
- Fitted Kitchen
- Utility Room & W.C.
- Garden and parking
- Freehold
- EPC D (62)

This very well presented two bedroom terraced house is ideal for first time buyers or investors. The accommodation features: living room, dining room, fitted kitchen, downstairs WC/Utility room, two double bedrooms, bathroom, garden to rear with off road parking for 2 cars, no onward chain.



On the ground floor

Entrance door

Lounge

Door to front, double glazed bay window to front, radiator.

Dining Room

Double glazed window to rear, stairs to first floor, radiator, door to kitchen.

Kitchen

Range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, integrated electric oven and gas hob with cooker hood, door to rear garden, door to utility room.

Utility Area

Double glazed window to side, plumbing for washing machine, space for white goods, door to WC.

W.C.

Opaque double glazed window to rear, low level WC, wash hand basin.

On the first floor

Bedroom 1

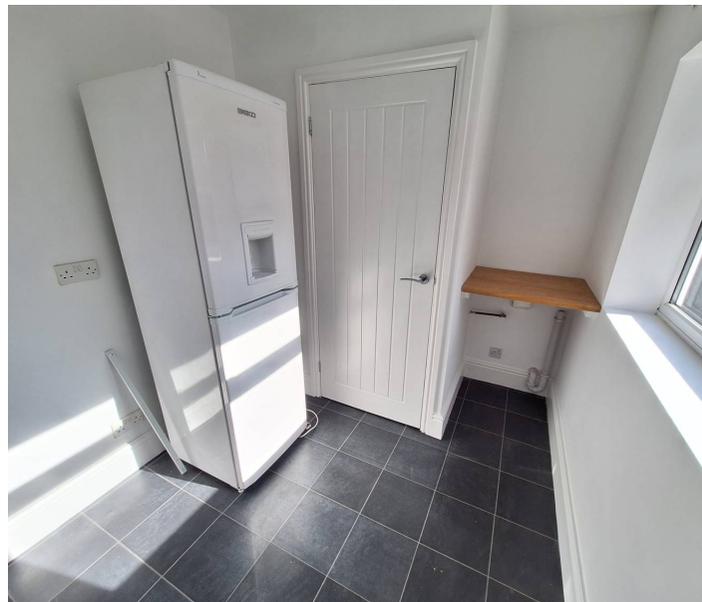
Double glazed window to front, built in wardrobes, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bathroom

Opaque double glazed window to rear, panelled bath, shower cubicle with electric shower, low level WC, wash hand basin, radiator.



Garden

Mainly laid to level lawn enclosed by wall and fence boundary, rear gated access providing off road parking space for two cars.

Services

We believe all mains services are connected to the property (not tested).

Council Tax Band

We believe the Council Tax Band is A. Nuneaton & Bedworth.



Ground Floor
Approx. 45.9 sq. metres (494.1 sq. feet)



Total area: approx. 90.4 sq. metres (973.3 sq. feet)

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

First Floor
Approx. 44.5 sq. metres (479.2 sq. feet)



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Special Note

We have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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The logo for Cartwright Hands is a rounded rectangle with a red top half and a blue bottom half. The word "cartwright" is written in white lowercase letters on the red background, and the word "hands" is written in white lowercase letters on the blue background.

cartwright
hands

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