



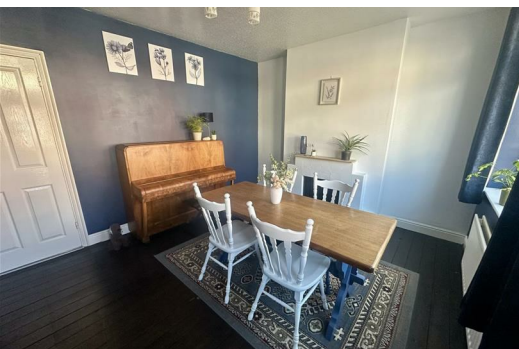
474 Heath End Road, Stockingford Nuneaton CV10 7HE Offers Over £160,000

This delightful terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a seamless flow between the living areas, making it perfect for family gatherings or quiet evenings in.

The house features two double bedrooms providing a peaceful retreat for rest and relaxation. Each room is filled with natural light, creating a warm and welcoming atmosphere. The bathroom is conveniently located, ensuring ease of access for all residents. The property has been externally insulated and has had the roof space insulated helping to drive down heating costs.

The location of this property is particularly appealing, situated in a friendly neighbourhood that boasts a sense of community. Residents will benefit from nearby amenities, including shops, schools, and parks, making it an ideal choice for families and professionals alike.

This terraced house on Heath End Road is not just a property; it is a place where memories can be made. With its charming features and convenient location, it is a wonderful opportunity for anyone looking to settle in Stockingford. Do not miss the chance to make this lovely house your new home.



Entrance

Via double glazed door leading into:

Reception Room

11'3" x 12'11" (3.44m x 3.94m)

Double glazed window to front, feature fireplace with grate in chimney, double radiator, wooden flooring, door to:

Reception Room

12'4" x 12'11" (3.77m x 3.94m)

Double glazed window to rear, living flame effect gas fire, double radiator, telephone point, TV point, wall lights, doors to Storage cupboard, stair and:

Kitchen

8'10" x 8'5" (2.70m x 2.56m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap with tiled splashbacks, plumbing for washing machine, gas point for cooker, double glazed window to side, radiator, opening leading to:

Rear Lobby

Cupboard housing wall mounted boiler serving heating system and domestic hot water, sliding door to:

Bathroom

Recently refitted with three piece suite comprising panelled bath with shower over and glass screen, vanity wash hand basin with cupboard under and mixer tap and low-level WC, obscure double glazed window to side, double radiator.

Stairs

Stairs rising to first floor:

Landing

Doors to:

Bedroom

11'3" x 13'0" (3.44m x 3.95m)

Double glazed window to front, radiator, wooden flooring, door to Storage cupboard with loft hatch

Bedroom

13'0" x 13'0" (3.97m x 3.96m)

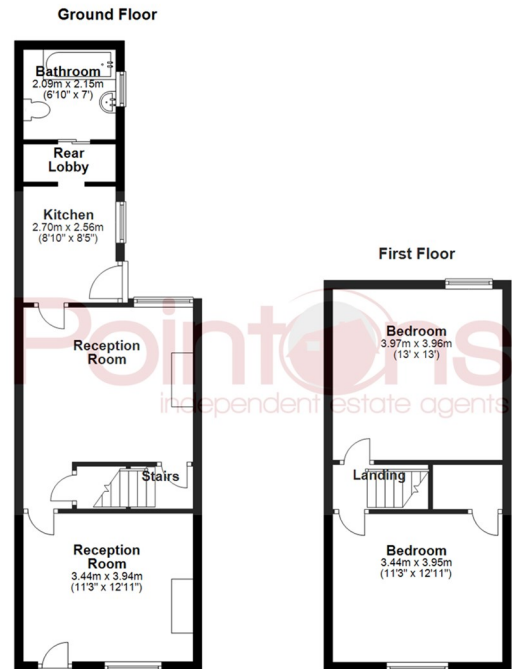
Double glazed window to rear, double radiator, wall lights.

Outside

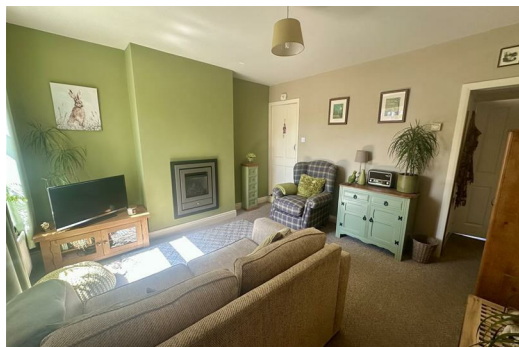
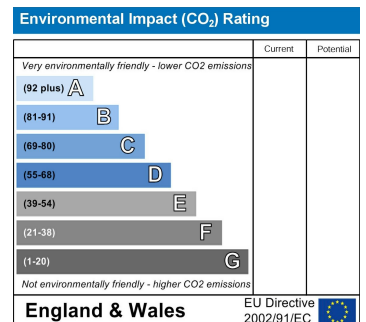
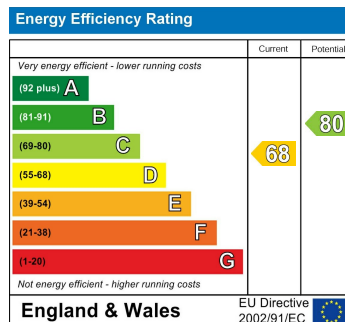
To the rear is an enclosed garden with planters, shed and paved patio area. To the front is a fore-garden with brick wall and mainly paved.

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. Council tax is payable to Nuneaton & Bedworth Borough Council and is band A.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.



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