



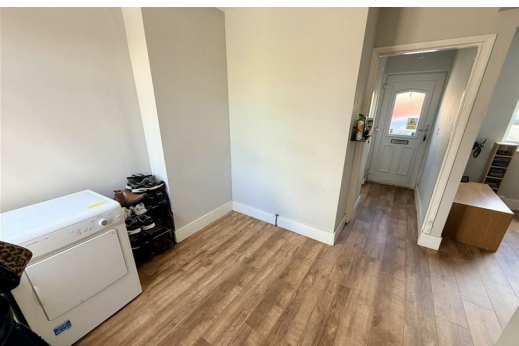
**Westbury Road, Stockingford
Nuneaton CV10 8HH
Offers Over £150,000**

Freehold - Nuneaton & Bedworth Borough Council Band: A - EPC: D

Located on Westbury Road in Stockingford, this delightful extended house presents an excellent opportunity for those seeking a family home with potential. Boasting three well-proportioned bedrooms, this property is perfect for families or those looking for extra space. The two reception areas provide ample room for relaxation and entertaining, allowing for a comfortable lifestyle.

The ground floor features a convenient wet room, adding to the practicality of the home. While the property is in need of some decoration, this offers a blank canvas for the new owners to personalise and create their dream living space. The absence of a chain ensures a smooth and swift transaction, making it an ideal choice for those eager to move in without delay.

Additionally, the property includes parking for one vehicle, a valuable asset in this desirable area. With its potential and prime location, this house on Westbury Road is a fantastic opportunity for anyone looking to invest in a home that they can truly make their own. Don't miss out on the chance to view this property and envision the possibilities it holds.



Entrance

Entrance via double glazed door leading into:

Entrance Hall

Wooden laminate flooring, double glazed door, opening to dining area and door to:

Wet Room

Three piece suite comprising tiled shower area, wash hand basin, low-level WC and heated towel rail, electric fan heater tiled splashback, obscure double glazed window to front.

Dining Area

7'5" x 8'5" (2.26m x 2.57m)

Double glazed window to rear, double radiator, wooden laminate flooring, opening to stairs, kitchen and:

Lounge

12'3" x 11'1" (3.73m x 3.38m)

Double glazed window to front, feature surround and marble effect hearth, double radiator, wooden laminate and telephone point.

Kitchen

7'3" x 14'3" (2.22m x 4.35m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, induction hob with extractor hood over, double glazed window to rear, double glazed door to garden, two storage areas off

Stairs

Stairs rising to first floor.

Landing

Double glazed window to rear, storage cupboard and further area housing combination boiler serving heating and domestic hot water.

Bedroom

9'5" x 11'2" (2.86m x 3.40m)

Double glazed window to front and, radiator.

Bedroom

8'6" x 10'3" (2.60m x 3.12m)

Double glazed window to front and radiator.

Bedroom

6'6" x 12'6" (2.00m x 3.82m)

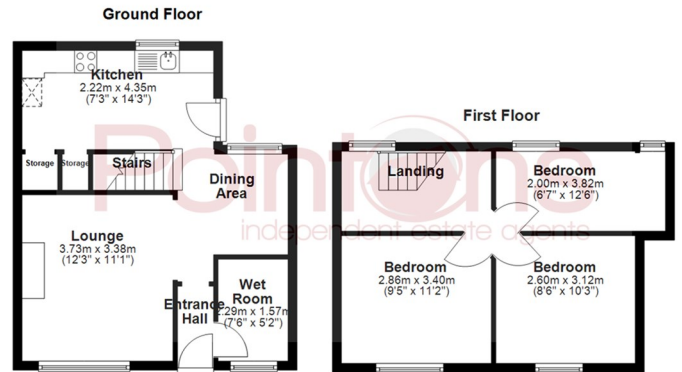
Two double glazed window to rear and radiator.

Outside

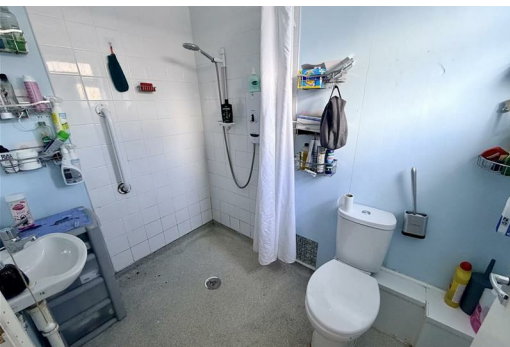
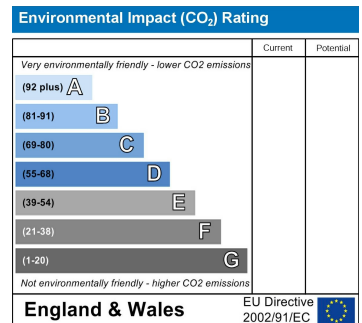
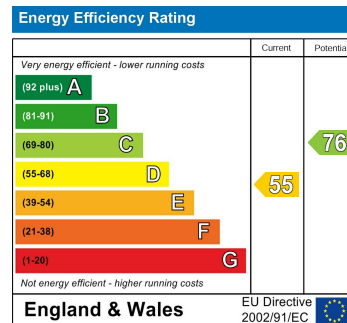
To the rear is an enclosed garden with paved patio and lawn area, side pedestrian access leading to the front where there is paved driveway enclosed by wooden fence providing parking and access to entrance

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.



COVENTRY, CV1 2NT
 coventry@pointons-group.com
 024 7710 333
 Company No: 7359350

NUNEATON, CV11 4AL
 nuneaton@pointons-group.com
 024 7637 3300
 Company No: 6743033

ATHERSTONE, CV9 1AU
 atherstone@pointons-group.com
 01827 711911
 Company No: 81323250

