



**Randle Road, Stockingford
Nuneaton CV10 8HR
Asking Price £190,000**

Nestled on the charming Randle Road in Stockingford, this semi-detached house presents an excellent opportunity for those looking to create their dream home. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms offer a versatile layout, perfect for both relaxation and entertaining.

A notable feature of this home is the additional ground floor shower room, providing convenience and accessibility whilst conservatory enhances the living space, allowing for an abundance of natural light and a lovely view of the garden, making it an ideal spot for morning coffee or evening relaxation.

While the property is in need of some modernisation, this presents a wonderful chance for buyers to personalise the space to their taste and style. The potential to transform this house into a contemporary haven is truly exciting. Parking is available for one vehicle, adding to the practicality of this residence. Situated in a friendly neighbourhood, this home is close to local amenities and transport links, making it a desirable location for both families and professionals alike.

In summary, this semi-detached house on Randle Road is a promising opportunity for those looking to invest in a property with great potential. With its spacious layout, convenient features, and the chance to modernise, it is a must-see for anyone seeking a new home in Stockingford.



Entrance Hall

Double radiator, minton style tiled flooring, telephone point, stairs to first floor landing, doors to:

Storage cupboard

obscure double glazed window to front.

Reception Room

11'11" x 11'11" (3.64m x 3.63m)

Double glazed bay window to front, feature fireplace with marble effect hearth, double radiator, TV point.

Reception Room

12'6" x 12'0" (3.82m x 3.65m)

Window to rear, living flame effect gas fire set in Adam style surround and marble effect hearth, double radiator, coving to textured ceiling, door to:

Kitchen

12'6" x 6'5" (3.80m x 1.95m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine, space for fridge, gas point for cooker, double glazed window to side, ceramic tiled flooring, door to:

Conservatory

Double glazed window to rear, double glazed door to garden, door to:

Shower Room

Fitted with three piece suite comprising tiled shower cubicle, low-level WC and heated towel rail, extractor fan, obscure picture window to side.

Landing

Access to loft space, doors to:

Bedroom

10'0" x 12'1" (3.05m x 3.69m)

Double glazed window to front, double radiator, textured ceiling.

Bedroom

12'6" x 11'11" (3.82m x 3.63m)

Double glazed window to rear, double radiator, textured ceiling.

Bedroom

8'2" x 9'0" (2.48m x 2.74m)

Double glazed window to rear, radiator, built-in boiler cupboard, housing combination boiler serving heating system and domestic hot water.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, vanity wash unit with cupboard under and mixer tap and low-level WC, tiled splashbacks, obscure double glazed window to front, double radiator.

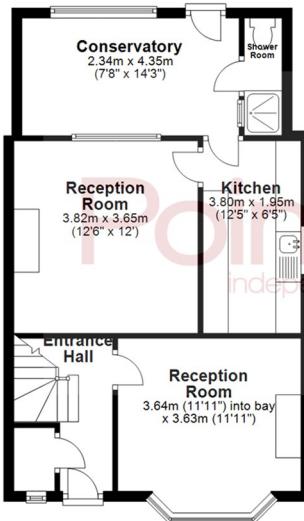
Outside

To the rear is an enclosed garden mainly laid to lawn with borders and shed, further garden with hardstanding and further sheds. To the front is a fore garden, a shared driveway providing access to parking space.

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 B

Ground Floor



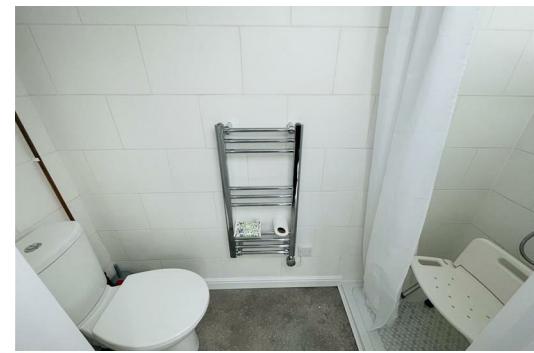
First Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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