



## Tomkinson Road, Stockingford, CV10 8BH

Offers Over £160,000



\* NO UPWARD CHAIN \* Pointons Estate Agents are pleased to welcome to market this well presented traditional three bedroom mid terrace residence on Tomkinson Road, Stockingford, Nuneaton. Close to local shops, schools and within walking distance to Nuneaton town centre and George Eliot hospital. Benefitting from gas central heating and double glazing throughout. In brief the property comprises of a living room, dining room, kitchen and downstairs shower room. To the first floor there are three bedrooms. Fore garden to front and an enclosed garden to rear, offered with no upward chain and viewings are strictly via the agent. EPC E



**Living Room 11'2" x 12'6"**

Double glazed bay window to front, electric fireplace with surround, radiator, and laminate flooring.

**Dining Room 15'9" x 12'6"**

Double glazed window to rear, under stairs storage cupboard, radiator and laminate flooring.

**Kitchen 13'5" x 7'3"**

Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with single drainer and taps, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in four ring gas with extractor hood over, electric oven, double glazed window to side, radiator, laminate flooring, combination boiler and obscure double glazed door to rear garden.

**Shower Room 5'3" x 6'11"**

With shower cubicle with glass screen, wash hand basin with storage under and mixer tap and low-level WC with extractor fan, double glazed window to side, radiator and laminate flooring.

**Inner Hallway**

Carpeted with stairs off to the first floor.

**Landing**

Radiator, fitted carpet and doors off to various rooms.

**Bedroom 11'2" x 12'6"**

Double glazed window to front, storage cupboard, radiator and laminate flooring.

**Bedroom 12'2" x 9'2"**

Double glazed window to rear, radiator and fitted carpet.

**Bedroom 9'10" x 7'3"**

Double glazed window to rear, radiator and fitted carpet.

**Outside**

Fore garden to front, an enclosed rear garden made up of decked and artificial lawn sections.

**Tenure**

Freehold

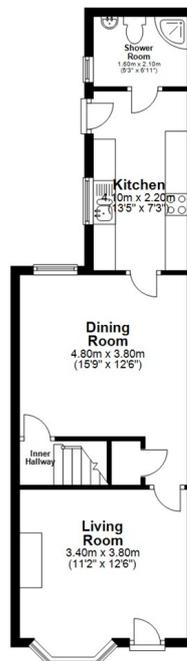
**Council Tax**

Nuneaton & Bedworth Borough Council - Band A

**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.

**Ground Floor**  
Approx. 44.2 sq. metres (473.3 sq. feet)



**First Floor**  
Approx. 37.9 sq. metres (408.1 sq. feet)



Total area: approx. 82.1 sq. metres (883.4 sq. feet)

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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