



**92 Haunchwood Road, Stockingford
Nuneaton CV10 8DH
Asking Price £150,000**

Welcome to Haunchwood Road, Stockingford - a charming property perfect for first-time buyers looking to rent before purchasing their dream home (subject to conditions). This delightful end-terrace house boasts two reception rooms, ideal for entertaining guests or simply relaxing with loved ones. With two cosy bedrooms, there's plenty of space for a small family or guests staying over.

The property features a well-maintained bathroom, ensuring your comfort and convenience. You'll appreciate the gas central heating and double glazing, providing warmth and energy efficiency throughout the year. Additionally, the parking space for one vehicle at the front of the house offers convenience for busy lifestyles.

Step outside to discover a garden at the rear of the property, perfect for enjoying a morning coffee or hosting summer barbecues with friends and family. The front parking adds to the convenience of this charming home.

Don't miss this opportunity to make Haunchwood Road your own - a wonderful property with great potential for those looking to take their first step onto the property ladder.



Reception Room

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

Double glazed window to front, radiator, wooden laminate flooring, telephone point, TV point, textured ceiling, door to:

Inner Hallway

Wooden laminate flooring, stairs to first floor landing, door to:

Reception Room

12'0" x 12'1" (3.66m x 3.68m)

Double glazed window to rear, double glazed window to side, radiator, wooden laminate flooring, door to Storage cupboard, door to:

Kitchen

12'4" x 6'6" (3.77m x 1.97m)

Fitted with a matching range of, 1+1/4 bowl stainless steel sink with single drainer, swan neck mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob, pull out extractor hood, double glazed window to side, double radiator, ceramic tiled flooring, double glazed door to garden, door to:

Bathroom

Recently refitted with three piece suite comprising panelled bath with shower and glass screen, pedestal wash hand basin and low-level WC, tiling to all walls, obscure double glazed window to side, ceramic tiled flooring.

Landing

Bedroom

12'0" x 12'0" (3.66m x 3.67m)

Double glazed window to front, double radiator, wooden laminate flooring, door to Storage cupboard,

Bedroom

12'0" x 12'0" (3.66m x 3.65m)

Double glazed window to rear, door to:

En-suite Shower Room

Fitted with three piece suite comprising double shower enclosure, pedestal wash hand basin with mixer tap and low-level WC tiled splashback, obscure double glazed window to rear.

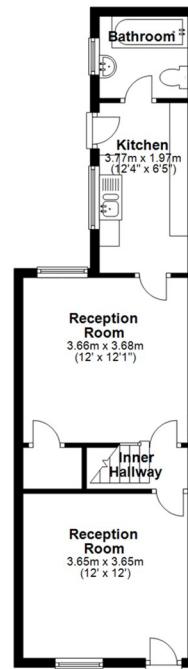
Outside

To the rear of the property is a garden mainly patio and to the front is a driveway for parking and pedestrian access to rear.

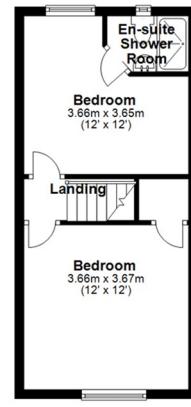
General

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 band A

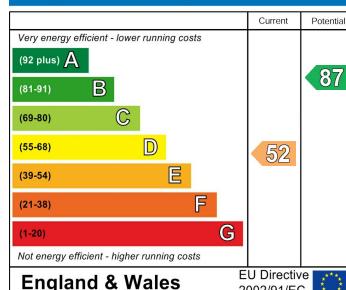
Ground Floor



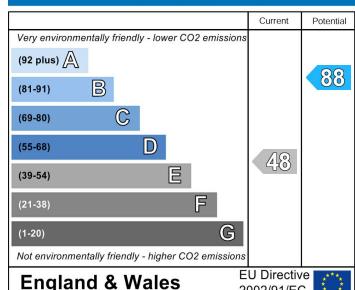
First Floor



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers

NUNEATON

CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street

COVENTRY

CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street

ATHERSTONE

CV9 1AU

01827 711911

atherstone@pointons-group.com

