



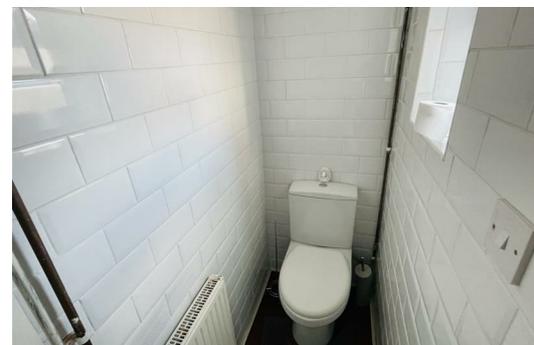
## Tomkinson Road, Stockingford Nuneaton CV10 8DP £155,000

Nestled in the heart of Nuneaton on Tomkinson Road, this charming two-bedroom house presents an excellent opportunity. The property features a welcoming reception room, perfect for relaxation or entertaining guests. The two well-proportioned bedrooms offer ample space for comfortable living, making it an ideal choice for tenants seeking a cosy home.

The house includes a conveniently located bathroom, ensuring that all essential amenities are easily accessible. Additionally, the property boasts parking space for two vehicles, a valuable asset in this bustling area.

With its prime location in Nuneaton, residents will benefit from a variety of local amenities, including shops, schools, and parks, all within easy reach. This property is not only a sound investment but also a chance to provide quality housing in a desirable neighbourhood.

This house is a fantastic opportunity for those looking to expand their property portfolio. Don't miss out on the chance to secure this promising investment in a thriving community.



**Entrance**

Via double glazed entrance door leading into:

**Entrance Hall**

Radiator, stairs to first floor landing, door to:

**Lounge**

11'5" x 15'2" (3.47m x 4.63m)

Double glazed window to front, double radiator, telephone point, TV point, door to:

**Inner Hallway**

Wooden laminate flooring, doors to:

**Kitchen**

7'10" x 11'9" (2.39m x 3.57m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated washing machine, space for fridge/freezer, electric fan assisted double oven, four ring induction hob with extractor hood over, double glazed window to rear, radiator, wooden laminate flooring.

**Rear Lobby**

Wooden laminate flooring, double glazed door leading to garden, door to storage cupboard and further door to:

**Cloakroom**

Obscure double glazed window to side, low-level WC, ceramic tiling to all walls and radiator.

**Landing**

Double glazed window to rear, access to loft space, doors to:

**Bedroom**

8'0" x 13'9" (2.44m x 4.18m)

Double glazed window to rear, radiator.

**Bedroom**

8'7" x 12'0" (2.61m x 3.67m)

Double glazed window to front, radiator.

**Bathroom**

Fitted with three piece suite comprising 'P' shaped panelled bath with shower over and glass screen, vanity wash hand basin with drawers and mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, obscure double glazed window to front, ceramic tiled flooring, sunken ceiling spotlights.

**Outside**

To the rear is an enclosed garden mainly laid to lawn and a paved patio. side pedestrian access leading back to front where there is a driveway providing parking.

**General Information**

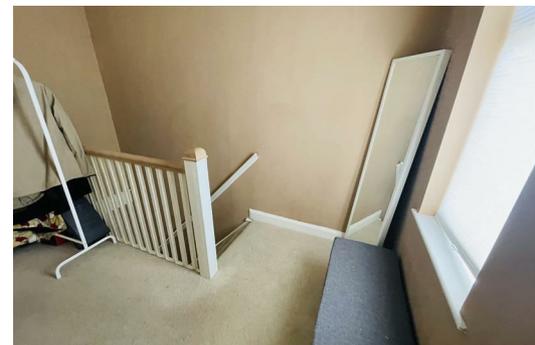
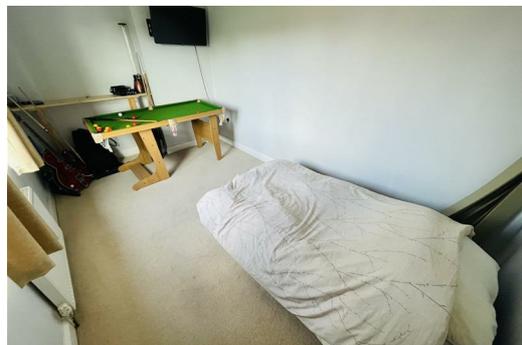
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax payable is to Nuneaton & Bedworth Borough Council and is band A



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

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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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