



**Tomkinson Road, Nuneaton, CV10 8BW**

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

\*\*\* NEEDS SOME UPDATING \*\*\* Here is a traditional style, larger style middle terraced residence situated upon this popular main road location within Stockingford which is sold with no upward chain.

The property affords plenty of potential to put you won stamp onto it but does benefit from gas fired central heating, upvc double glazing, low maintenance, southerly facing rear garden and is ideally placed with a stack load of amenities within Stockingford and an early viewing is recommended.

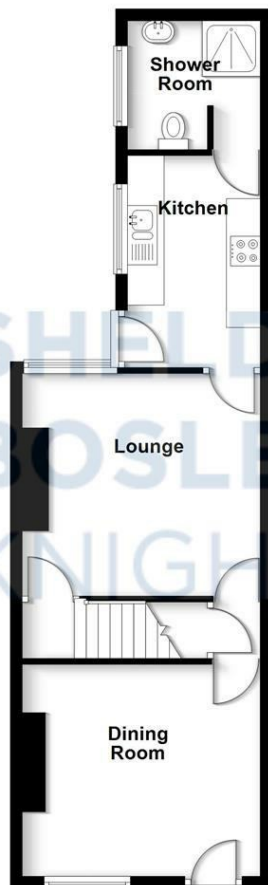
Briefly comprising: two reception rooms, kitchen, ground floor shower room. Landing, three good sized bedrooms, walled forecourt and rear garden. EPC RATING D.







**Ground Floor**  
Approx. 46.8 sq. metres (503.7 sq. feet)



**First Floor**  
Approx. 42.2 sq. metres (453.8 sq. feet)



Total area: approx. 89.0 sq. metres (957.6 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.  
Plan produced using PlanUp.

## Key Features

- Larger style middle terraced home
- Popular main road location
- Popular Stockingford location
- Close to amenities, schools, shops etc
- Needs some updating & improvement
- Three bedrooms & ground floor shower room
- Walled forecourt & low maintenance rear garden
- EPC RATING TBC

**Offers Over  
£145,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - A

Local Authority -  
NBBC

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