

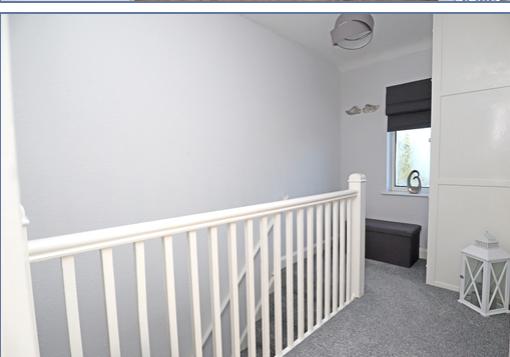


**115 Tomkinson Road, Stockingford,
Nuneaton, Warwickshire, CV10 8DP**

Guide Price £140,000 Freehold

- Centre Terrace House
- Ideal First Time Buy
- Lounge & Dining Kitchen
- Three Bedrooms
- Driveway & Garden
- Early Viewing Advised
- EPC Rating E





A traditional style Centre Terrace House situated on this well regarded thoroughfare, which is convenient for easy daily access to the Nuneaton town centre and all local amenities.

The property is an ideal first buy or family home and benefits from gas central heating, upvc sealed unit double glazing and has no upward chain.

The accommodation briefly comprises: Hall, lounge, dining room and kitchen. Landing, three bedrooms and bathroom. Driveway and garden. EPC rating E.

Hall

Having a upvc sealed unit double glazed front entrance door, central heating radiator and staircase leading to the first floor.

Lounge

15' 3" x 11' 5" (4.65m x 3.48m)

Having laminate wooden flooring, central heating radiator and upvc sealed unit double glazed bow window.

Dining Kitchen

18' 5" x 7' 11" (5.61m x 2.41m)

Having a stainless steel single drainer sink unit with mixer tap, fitted base unit, additional base cupboards and drawers with work surfaces and wall cupboards over. Electric cooker point, breakfast bar, central heating radiator, two upvc sealed unit double glazed window and door to store and upvc sealed unit door leading to the rear garden.

Landing

Having recently refitted carpet, airing cupboard housing Worcester combi boiler, upvc sealed unit double glazed window and loft access above.

Bedroom 1

12' 0" x 11' 5" (3.66m x 3.48m)

Having a central heating radiator and upvc sealed unit double glazed window.

Bedroom 2

8' 5" x 8' 0" (2.57m x 2.44m)

Having a central heating radiator and upvc sealed unit double glazed window.

Bedroom 3

8' 0" x 6' 7" (2.44m x 2.01m)

Having a central heating radiator and upvc sealed unit double glazed window.

Bathroom

Having a white suite comprising of a panelled bath with shower over, pedestal wash hand basin and low level WC. Central heating radiator and upvc sealed unit double glazed window.

Driveway

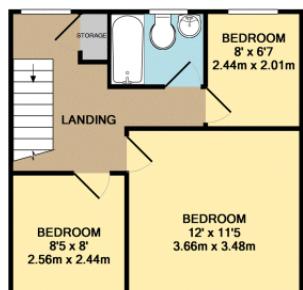
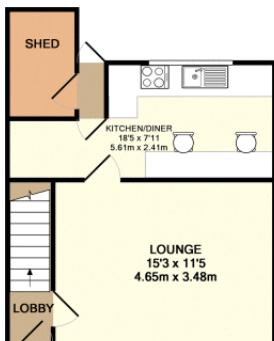
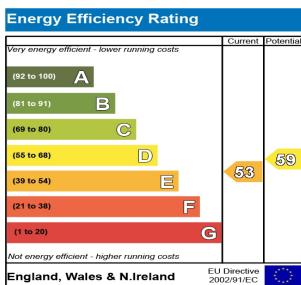
Having a driveway to the front of the property.

Gardens

Having a paved patio, loose stones and large lawn area. Fenced boundaries and side pedestrian access gate.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to Alan Cooper Estates in the first instance.



GROUND FLOOR
APPROX. FLOOR
AREA 378 SQ.FT.
(35.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 771 SQ.FT.
(71.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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