



## North Street, Stockingford Nuneaton CV10 8BL Offers Over £120,000

Nestled on North Street in the charming area of Stockingford, this delightful end terraced house presents a wonderful opportunity for those looking to create their ideal home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is conveniently located to serve the household. This home is in need of some decoration and modernisation, allowing you the chance to personalise the space to your taste and style. Whether you envision a contemporary finish or a more traditional aesthetic, the potential here is significant.

Offered with no chain, this property allows for a smooth and straightforward purchase process, making it an attractive option for first-time buyers or those looking to invest in a project. The location in Stockingford is ideal, providing easy access to local amenities and transport links, ensuring that you are well-connected to the surrounding areas.

In summary, this end terraced house on North Street is a promising opportunity for anyone looking to make their mark on a property. With its generous living space and potential for transformation, it is a must-see for those seeking a home to truly call their own.





### Entrance

Via canopy porch and double glazed entrance door leading to

### Entrance Hall

Stairs to first floor landing, door to:

### Reception Room

12'3" x 13'0" (3.74m x 3.96m)

Double glazed window to front, coal effect living flame effect gas fire set in Adam style surround and marble effect hearth, double radiator, telephone point, TV point, coving to textured ceiling, opening to:

### Reception Room

11'3" x 12'7" (3.43m x 3.84m)

Double glazed windows to side and rear, radiator, textured ceiling, door to kitchen and opening to:

### Storage

Under-stairs storage area

### Kitchen

9'5" x 7'9" (2.88m x 2.35m)

Fitted with a matching range of base and eye level units with worktop space over, twin bowl sink unit with stainless steel swan neck mixer tap, plumbing for washing machine, space for fridge, electric point for cooker, double glazed window to side, ceramic tiled flooring, coving to textured ceiling, wall mounted boiler serving heating system and domestic hot water, opening to:

### Rear Lobby

Ceramic tiled flooring, door to Storage cupboard and outside and further door into:

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, obscure double glazed window to side, radiator, ceramic tiled flooring, panelled ceiling.

### Landing

Double glazed window to side, doors to:

### Bedroom

12'11" x 13'1" (3.94m x 3.98m)

Double glazed window to front, radiator, door to storage cupboard:

### Bedroom

11'3" x 12'8" (3.43m x 3.85m)

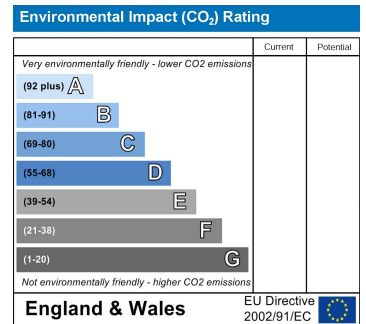
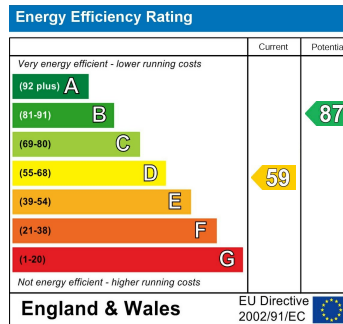
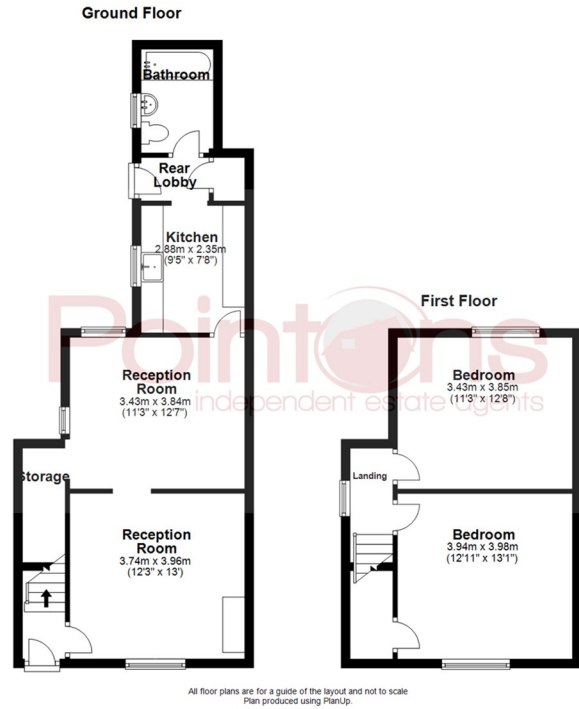
Double glazed window to rear, radiator.

### Outside

To the rear is an enclosed garden, with gated pedestrian access to the front. To the front is a fore-garden

### 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 is payable to Nuneaton & Bedworth Borough Council and is band A



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