



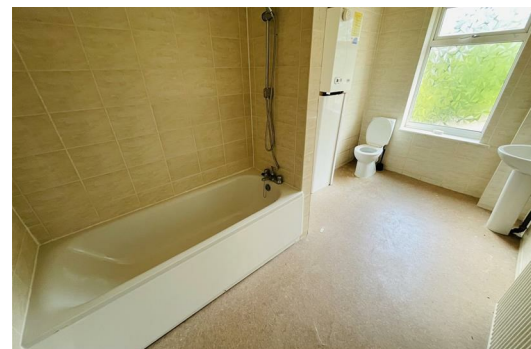
4 Clifton Road, Stockingford Nuneaton CV10 8BJ Asking Price £140,000

Nestled in the sought-after area of Stockingford, this charming semi-detached house on Clifton Road presents an excellent opportunity for both first-time buyers and seasoned investors alike. With vacant possession, you can move in or let it out without delay, making it a perfect buy-to-let option.

The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining. The two well-proportioned bedrooms offer comfortable living quarters, ideal for small families or professionals seeking a peaceful retreat. The bathroom is conveniently located, ensuring practicality for everyday living.

Outside, the garden offers a delightful space for outdoor enjoyment, whether it be for gardening enthusiasts or simply a place to unwind after a long day. The property is situated in a popular area, known for its community spirit and accessibility to local amenities, making it an attractive choice for potential tenants or homeowners.

This semi-detached house on Clifton Road is not just a property; it is a gateway to a vibrant lifestyle in Stockingford. With its appealing features and prime location, it is a must-see for anyone looking to invest in a promising area. Don't miss the chance to make this delightful house your new home or investment.



Entrance

Via double glazed entrance door leading into:

Porch

Double glazed windows to both sides and door to:

Reception Room

11'11" x 11'11" (3.63m x 3.64m)

Double glazed window to front, feature fire with surround, double radiator, telephone point, dado rail, door to:

Inner Hallway

Opening to Reception Room, folding door to Storage cupboard.

Reception Room

11'11" x 11'11" (3.64m x 3.64m)

Double glazed window to rear, feature fire with surround, double radiator, door to staircase rising to first floor and further door to:

Kitchen

19'11" x 6'11" (6.08m x 2.11m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, vent for tumble dryer, space for fridge/freezer, electric fan assisted oven, four ring gas hob with extractor hood over, two double glazed windows to side, picture window to rear, ceramic tiled flooring, double glazed door to garden, door to:

Landing

Doors to:

Bedroom

11'11" x 13'5" (3.63m x 4.10m)

Double glazed window to front, radiator, opening to Storage cupboard.

Bedroom

12'0" x 10'10" (3.67m x 3.31m)

Double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, ceramic tiling to dado rail, obscure double glazed window to rear, double radiator, wall mounted combination boiler serving heating system and domestic hot water.

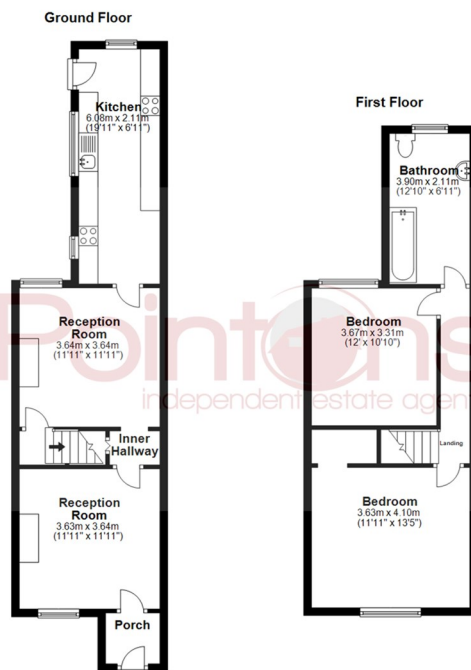
Outside

To the rear is an enclosed garden with patio and lawn area. To the front is a foregarden.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these

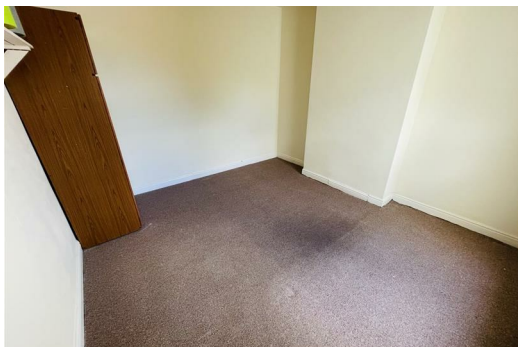
particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Nuneaton & Bedworth Borough Council and is band B



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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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