



## 17 Laggan Close, Stockingford Nuneaton CV10 9TF Asking Price £200,000

Nestled in the charming area of Laggan Close, Stockingford, this delightful terraced house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental property. The home features a well-proportioned reception room, perfect for relaxing or entertaining guests.

With two inviting bedrooms, this property offers ample space for a small family or individuals looking for a peaceful retreat. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the parking space available for two vehicles, a rare find in many urban settings. This added convenience enhances the appeal of the home, making it suitable for those with multiple cars or visitors.

Importantly, this property is offered with no chain, allowing for a smooth and efficient purchasing process. Whether you are looking to settle down in a friendly community or invest in a promising property, this terraced house in Laggan Close is certainly worth considering. With its practical layout and desirable location, it is a wonderful opportunity not to be missed.





### Entrance

Via double glazed door leading into:

### Porch

Wooden laminate flooring, door to:

### Lounge

16'0" x 12'7" (4.88m x 3.84m)

Double glazed window to front, coal effect electric fire with feature surround, double radiator, wooden laminate flooring, telephone point, TV point, dado rail, wall lights, textured ceiling, stairs to first floor landing with spindles, door to:

### Kitchen/Dining Room

8'8" x 12'7" (2.65m x 3.84m)

Fitted with a matching range of base and eye level units with worktop space over, china butler style sink with drainer, mixer tap and tiled splashbacks, plumbing for washing machine, electric fan assisted oven, gas hob with extractor hood over, breakfast bar and understairs storage cupboard housing fridge freezer, double glazed window to rear, double radiator, wooden laminate flooring, textured ceiling, double glazed tri-fold door leading into garden.

### Landing

Access to loft space, textured ceiling and doors to:

### Bedroom

9'5" x 12'6" (2.87m x 3.82m)

Double glazed window to rear, fitted wardrobes with hanging rails and shelving, radiator, wooden laminate flooring, textured ceiling, access to loft.

### Bedroom

8'10" x 12'7" (2.69m x 3.84m)

Two double glazed windows to front, fitted wardrobe(s) with hanging rails and shelving, radiator, textured ceiling, door to airing cupboard housing hot water cylinder.

### Bathroom

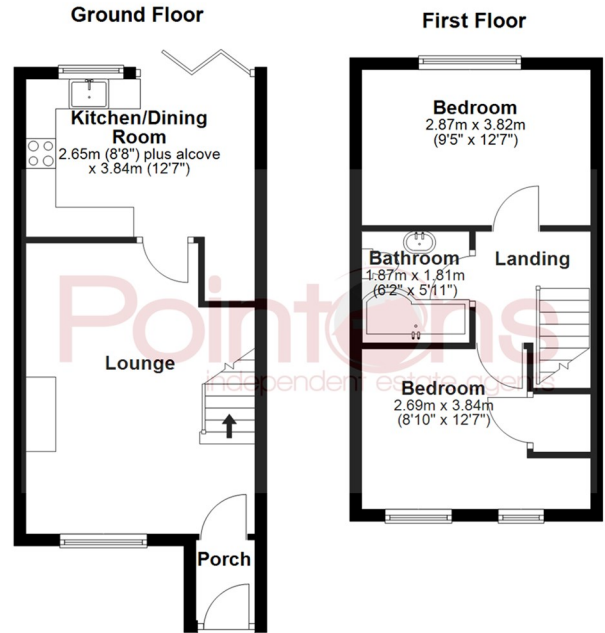
Recently refitted with three piece suite comprising panelled bath with shower over and glass screen, vanity wash hand basin with cupboard under and mixer tap and low-level WC, tiled surround, heated towel rail, extractor fan, shaver point, wooden laminate flooring, textured ceiling,

### Outside

To the rear is an enclosed garden mainly laid to lawn with paved patio area, garden shed and pedestrian gated access. To the front is a double width driveway providing parking, further lawn area and access to entrance.

### General Information

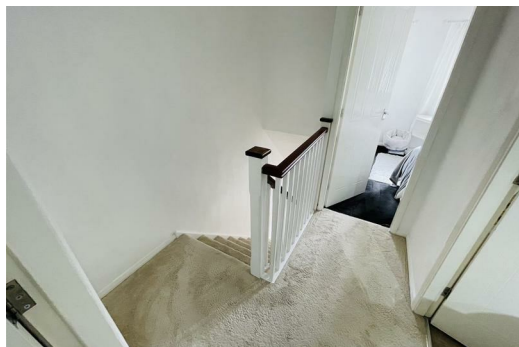
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable Nuneaton & Bedworth Borough Council 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 <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		
England & Wales	EU Directive 2002/91/EC	



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