



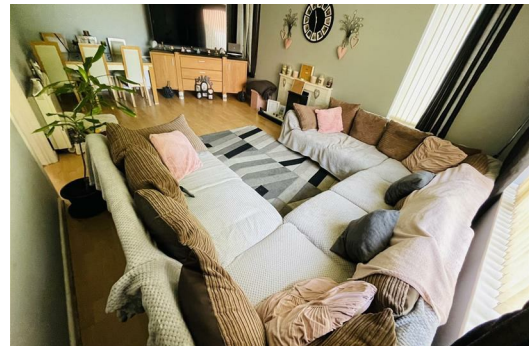
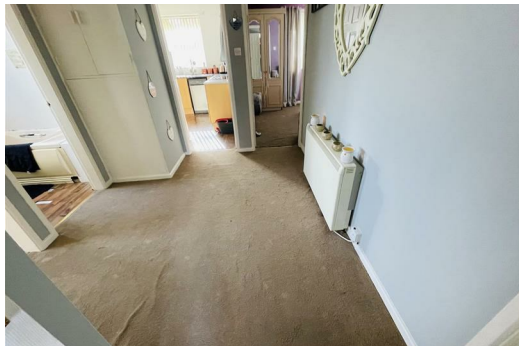
## **The Bungalow Off Arbury Road, Stockingford Nuneaton CV10 7NJ Asking Price £200,000**

Nestled off Arbury Road in Stockingford, this detached bungalow could offer a perfect blend of comfort and convenience. Built in the 1950's the property exudes a sense of character and is in need of some modernisation and updating.

The bungalow features a spacious reception room, ideal for relaxation or entertaining guests. With two well-proportioned bedrooms, it is perfect for small families, couples, or those seeking a retreat. The bathroom caters to all your daily needs.

The location is particularly appealing, as it leads directly to the Stockingford Sports and Social Club, offering a vibrant community atmosphere and various recreational activities. Parking should be made within the plot of the bungalow with the boundaries and access being agreed.

Importantly, this property is offered with no onward chain, allowing for a smooth and efficient purchase process. Don't miss the chance to make this property your own.





### Entrance

Via double glazed entrance door leading into:

### Fitted Kitchen

12'2" x 10'4" (3.71m x 3.14m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer and tumble dryer, electric oven, four ring hob, double glazed window to side, door to:

### Inner Hallway

Access to part boarded loft with pull down ladder, double door to Storage cupboard and doors to:

### Lounge

12'3" x 20'3" (3.74m x 6.17m)

Double glazed window to side, two double glazed windows to rear, brick built surround, electric storage heater, wooden laminate flooring, coving to textured ceiling.

### Bedroom

15'7" x 10'4" (4.76m x 3.14m)

Double glazed window to side, electric storage heater.

### Bedroom

10'1" x 11'2" (3.07m x 3.40m)

Double glazed window to side, double glazed window to front.

### Cloakroom

Obscure double glazed window to front, low-level WC.

### Bathroom

Fitted with two piece comprising panelled with shower over and pedestal wash hand basin, obscure double glazed window to front.

### Hall

Wooden laminate flooring, textured ceiling, door to:

### Porch

With door leading to outside garden

### Outside

To the rear and side is garden mainly laid to lawn enclosed by fencing. Pedestrian access leading to this area. There are two parking spaces allocated with this property. This property is accessed by secure gates that are locked out of normally business hours. The buyer will be given a key for ease of access and enjoyment.

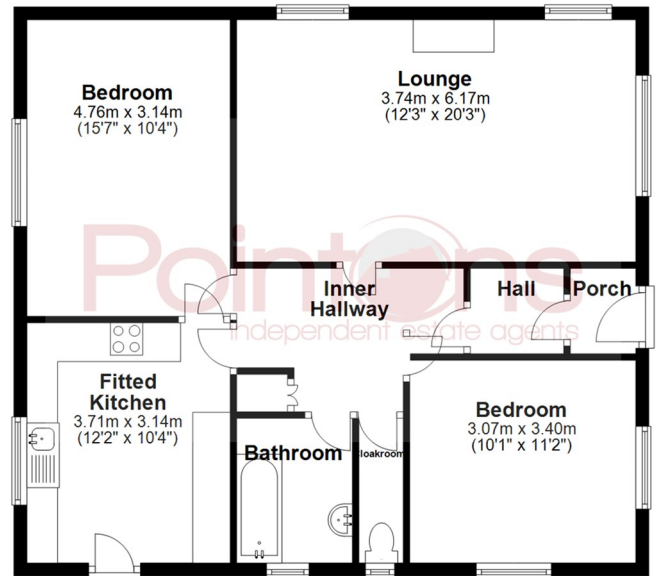
### General

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 band B

This property originally was the stewards dwelling associated with the club. It will be separated from the title of the club. You will see that there is a window at the first floor level. Pointons would like to point out that his was installed at time of build and that no loft room exists other than it being boarded and having a ladder from the landing leading to this space.

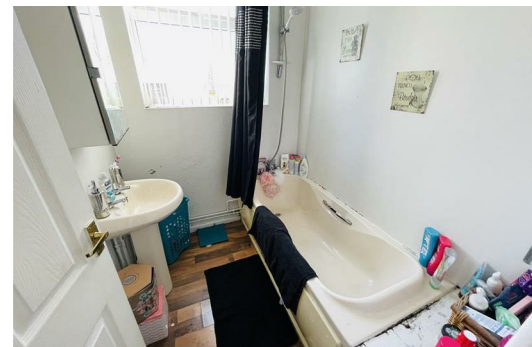
Ground Floor



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		



**WWW.POINTONS-GROUP.COM**

2 Bond Gate Chambers

**NUNEATON**

CV11 4AL

**024 7637 3300**

nuneaton@pointons-group.com

109 New Union Street

**COVENTRY**

CV1 2NT

**024 7663 3221**

coventry@pointons-group.com

74 Long Street

**ATHERSTONE**

CV9 1AU

**01827 711911**

atherstone@pointons-group.com

