



## Heath End Road

, Stockingford, CV10 7HE

**£975 Per Calendar Month**

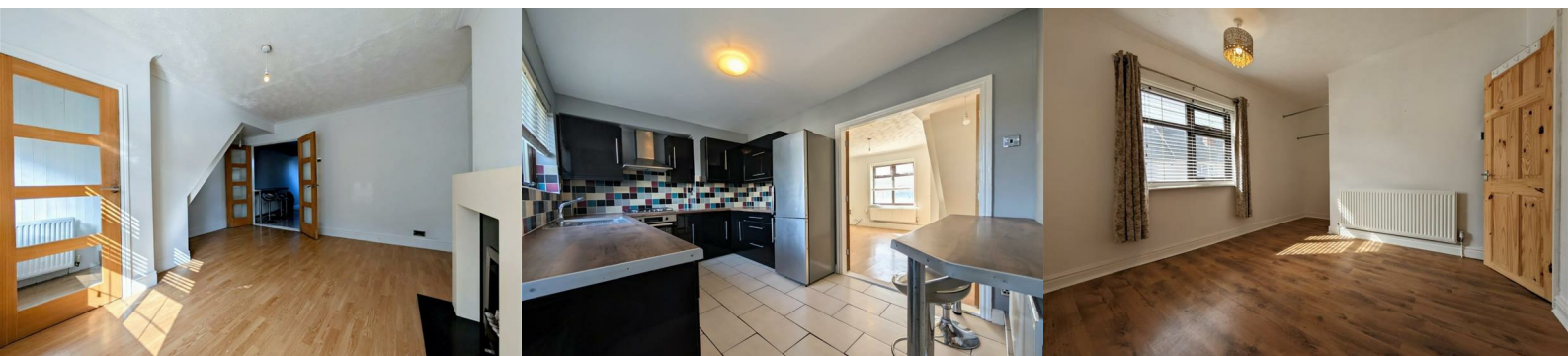


Located on the popular Heath End Road in Stockingford, this delightful house presents an excellent opportunity for those seeking a comfortable and well-presented home. With two inviting bedrooms, this property is perfect for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find an entrance hall, a spacious reception room that offers a warm and welcoming atmosphere, ideal for both relaxation and entertaining guests. The property boasts a well-appointed bathroom, ensuring convenience and comfort for all residents. The layout is thoughtfully designed to maximise space and functionality, providing a practical living environment.

Situated in a desirable area, this house is close to local amenities, hospital and transport links, making it an ideal choice for those who value both tranquillity and accessibility. Whether you are looking to invest or find your next home, this property on Heath End Road is a wonderful option that should not be missed.

A deposit of £1125 will be payable at the time of any successful applicant completing references. No smokers or people with pets will be accepted.



## Entrance

Via double glazed entrance door leading into:

## Entrance Hall

Double radiator, wooden laminate flooring, stairs to first floor landing, door to:

## Lounge 13'11" x 10'6" (4.25m x 3.19m)

Double glazed window to front, coal effect gas fire set in feature surround and hearth, double radiator, wooden laminate flooring, double doors to:

## Kitchen/Dining Room 9'0" x 13'9" (2.75m x 4.20m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, space for fridge/freezer, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, double radiator, ceramic tiled flooring, opening into:

## Utility 9'0" x 4'6" (2.74m x 1.38m)

Plumbing for washing machine, double glazed window to rear, radiator, ceramic tiled flooring, double glazed door to garden.

## Landing

Textured ceiling, access to part boarded loft, doors to:

## Bedroom 12'2" x 13'5" (3.70m x 4.10m)

Double glazed window to front, radiator, wooden laminate flooring, coving to textured ceiling.

## Bedroom 12'1" x 7'0" (3.68m x 2.14m)

Double glazed window to rear, radiator, wooden laminate flooring, textured ceiling.

## Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiled surround, obscure double glazed window to rear, heated towel rail, ceramic tiled flooring, door to Storage cupboard housing wall mounted combination boiler serving heating system and domestic hot water.

## Outside

To the rear is an enclosed garden being the last of an access route, timber decking, lawn and storage shed. To the front is an enclosed foregarden which is mainly block paved.

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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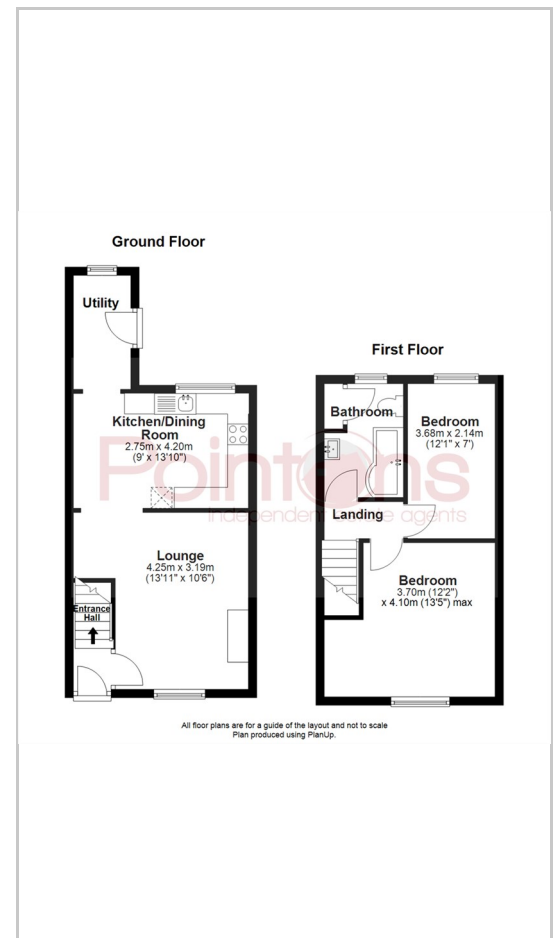


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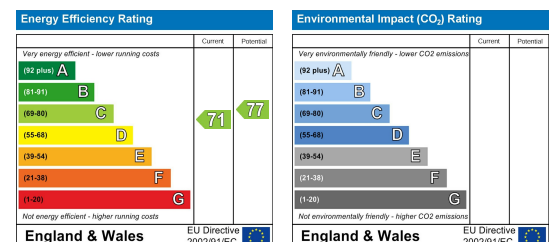
## Area Map



## Floor Plans



## Energy Efficiency Graph



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