



## GEORGE STREET

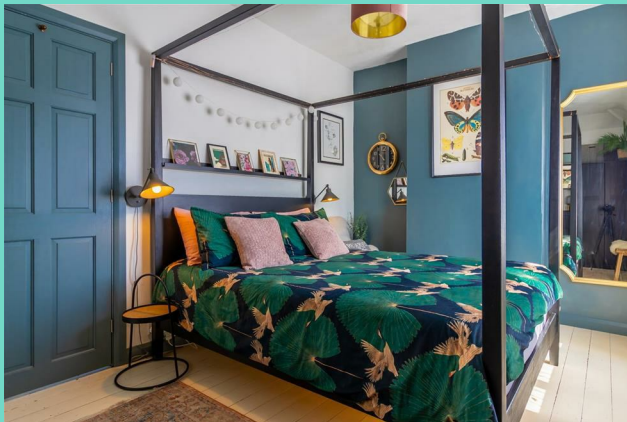
STOCKTON CV47 8JS

GUIDE PRICE £325,000  
FREEHOLD

Set on a highly desirable road in the heart of the sought-after village of Stockton, this beautifully presented three-bedroom end-of-terrace home offers an exceptional blend of space, comfort, and convenience. Boasting generous proportions throughout, the property provides well-designed living accommodation ideal for modern lifestyles. With local amenities and excellent transport links just moments away, this attractive home is perfectly positioned and ready to impress its next owners.

# GEORGE STREET

- Character Features • Substantial Garden • Immaculately Presented • Extended • 3 Bedrooms • Hot Water Solar Panels • Village Location • Close To Amenities



## Ground Floor:

-Upon entering the property, you are welcomed into an entrance porch, providing access to the principal rooms of the home.

-The property features a generously proportioned open-plan lounge/diner, offering defined living and dining spaces and enhanced by a charming feature fireplace.

-Positioned to the rear, the extended kitchen is beautifully light and airy, showcasing bespoke handmade base units and a Rangemaster-style integrated electric oven with gas hob, all while offering attractive views over the rear garden through sliding patio doors.

-The downstairs accommodation also includes a guest WC.

## First Floor:

-Located to the front of the home, the main bedroom offers generous double accommodation and retains the property's character with a feature fireplace, complemented by built-in storage.

-Bedroom two is a generously sized double room, further enhanced by built-in wardrobes.

-Bedroom three is a well-sized single room, providing versatile use as a home office or nursery if desired.

-The shower room is conveniently located close to all bedrooms and features a modern suite comprising a shower, hand basin, and WC.

## Garden, Exterior and Further Property Information:

-Leading outside, this charming home is blessed with a mature and extensive rear garden, complete with a summerhouse, workshop, pergola, and separate BBQ area, offering a true haven for relaxing during the summer months.

-This exceptional home also benefits from off-road driveway parking for two vehicles, gas central heating, double glazing throughout, and solar panels for the heating of hot water.

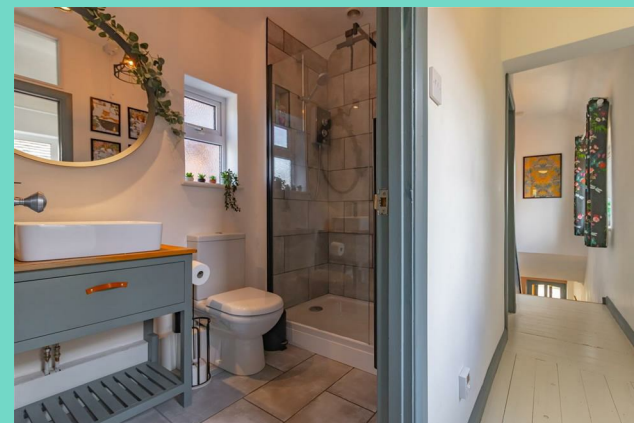
-Surrounded by the South Warwickshire countryside and with a wealth of amenities on its doorstep, this lovely home provides the best of rural community living.

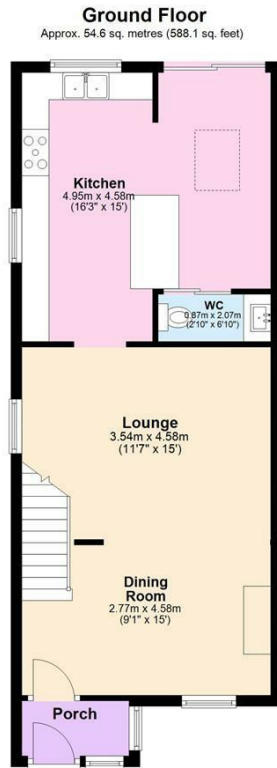
## Important Property Information:

Tenure: Freehold  
EPC:E



## GEORGE STREET





Total area: approx. 97.2 sq. metres (1046.6 sq. feet)

This plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed and cannot be relied upon for any purpose, and they do not form any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon own inspection(s).  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Head Office Sales  
76 Coventry Street  
Southam  
Warwickshire  
CV47 0EA

01926 81 82 88  
support@insidehomeslimited.co.uk  
www.insidehomeslimited.co.uk