



## NAPTON ROAD

STOCKTON CV47 8JX

GUIDE PRICE £255,000  
FREEHOLD

Set on the outskirts of the highly desirable village of Stockton, is this lovely two-bedroom terraced home. With a wealth of amenities on its doorstep and offering the perfect first time buy, investment or downsize property, this lovely home has much to offer its next owners.

## NAPTON ROAD

- 2 Bedrooms • Off Road Parking • Well Presented • Great Investment or First Time Buy • Close To Amenities • Village Location • Enclosed Rear Garden



Upon entering the property, you are led into a hallway that leads to all other rooms within the home. At the front of the property, you will find the kitchen that is fully fitted with a range of wall and base units, integrated dishwasher, electric oven and hob and is inclusive of space for white goods.

Flowing through towards the rear of the home is the bright and airy lounge that is flooded with natural light thanks to the French doors that lead into the low maintenance rear garden. This lovely space offers a genuinely homely feel with stairs that lead to the upstairs living space.

Upstairs briefly comprises two bedrooms and a family bathroom.

The main bedroom is a double room located at the front of the home. The second bedroom is a single room that would also lend itself to the perfect home office or nursery.

The bathroom is fitted with a modern tiled suite and is complete with a shower over the bath.

Leading outside, the enclosed rear garden is partially decked, perfect for al fresco dining and entertaining guests in the summer months.

This lovely home also benefits from allocated off road

parking for two vehicles, double glazing throughout and gas central heating. With lots of countryside walks and amenities on its doorstep, this lovely home offers rural community living at its best.

Tenure: Freehold

Council Tax Band: C

EPC:C

Local Authority: Stratford on Avon District Council

### Disclaimer

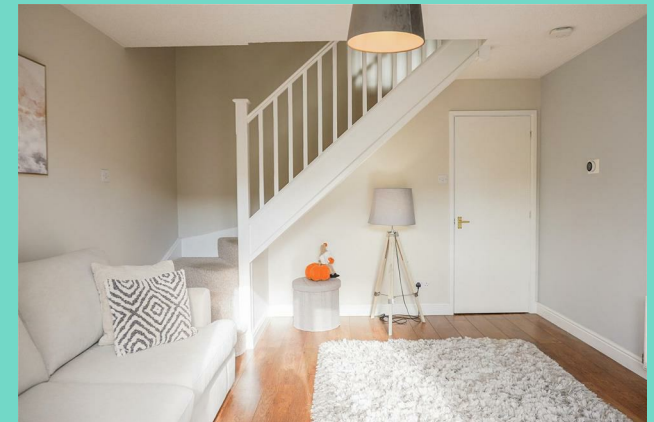
It is our intention to ensure that the information on these particulars are as accurate as possible. However, please be aware that in some instances the information hasn't been available. Therefore, it is advisable to contact the office prior to viewing the property especially if there is something that requires clarity and we will be happy to confirm with the vendors. It is recommended that all the information provided is verified by an independent conveyancer. Photography is a representation of the property for visual purposes only.

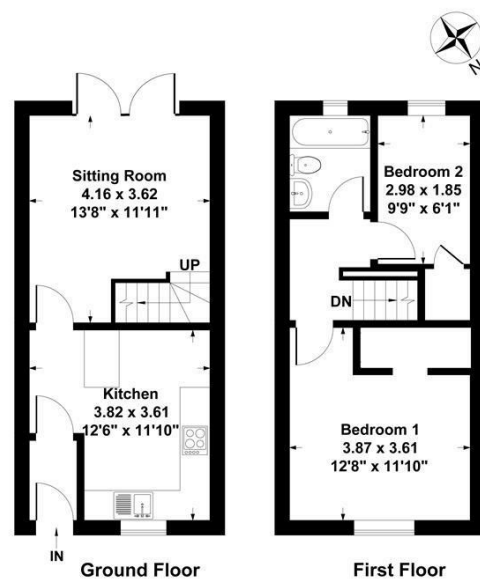
Viewing - Strictly by appointment only with the appointed agents Inside Homes.





## NAPTON ROAD






Ground Floor Approx Area = 39.70 sq m / 427 sq ft  
 First Floor Approx Area = 29.43 sq m / 317 sq ft  
 Total Area = 69.13 sq m / 744 sq ft

Measurements are approximate, not to scale,  
 illustration is for identification purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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