

OPENING DOORS SINCE 1843

Loveitts est. 1843  
THE ESTATE AGENTS

13 Stafford Close  
Bulkington, CV12 9QX

£239,950

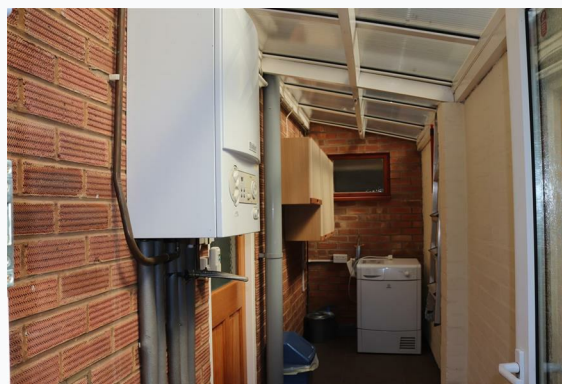


## 13 Stafford Close

Bulkington, CV12 9QX

This much improved and well presented semi detached property is situated in a cul-de-sac location in the popular village of Bulkington. In brief the accommodation comprises storm porch, entrance hall with staircase to the first floor, cloakroom with a vanity unit incorporating a wash basin and W.C. Spacious lounge/dining room with a coal effect gas fire and feature surround, superb conservatory with electric blinds, kitchen with a range of beechwood style units with integrated hob and double oven. Side porch/utility room with access to the rear garden and also houses the combination boiler. First floor landing providing access to three bedrooms with fitted wardrobes located in the two main bedrooms and a built in cupboard/wardrobe in the third bedroom. Shower room with a modern suite including shower cubicle and a separate W.C. The property also benefits from gas fired central heating and PVCu double glazing. Outside there is a block paved front garden with a centre circular shrub bed to the rear there is a well maintained established enclosed garden laid to lawn with a variety of established and mature shrubs and trees providing natural seclusion. Located to the rear of the property there is also a brick built double garage. Internal viewing is highly recommended to fully appreciate the accommodation being offered for sale with no upward chain.



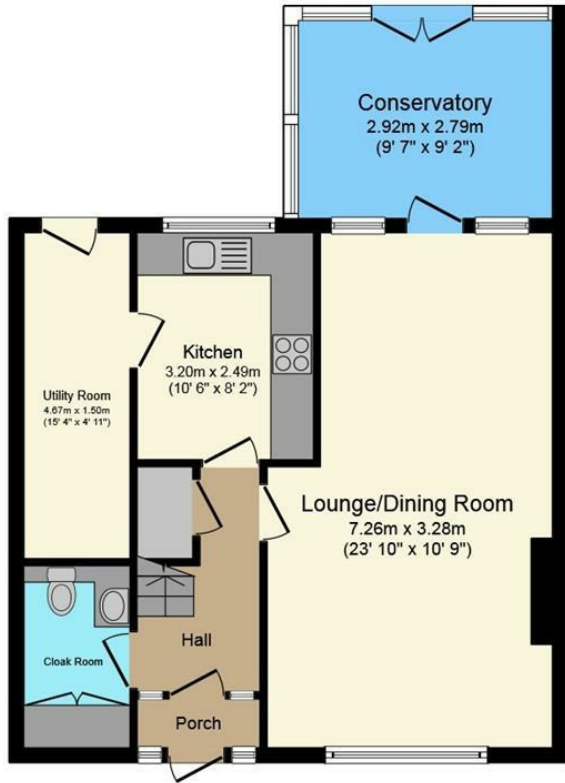


- Much Improved Semi Detached
- Cloakroom W.C
- Spacious Lounge/Dining Room
- Superb Conservatory
- Kitchen With Hob & Oven
- Three Bedrooms
- Modern Shower Room
- GFCH & PVCu Double Glazing
- Established Garden & Double Garage
- No Upward Chain

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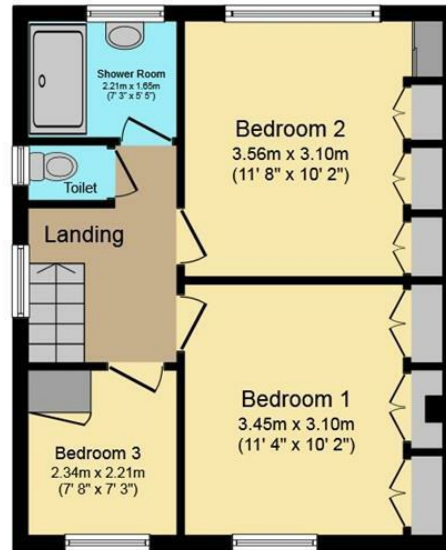


# Floor Plan



## Ground Floor

Floor area 65.0 sq. m. (700 sq. ft.) approx



## First Floor

Floor area 43.0 sq. m. (463 sq. ft.) approx

Total floor area 108.0 sq. m. (1,163 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

# Area Map



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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>67</b>	<b>82</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Nuneaton**  
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