



**12 Penshurst Way, Nuneaton, CV11 4XF**  
**Offers Over £190,000**

TWO DOUBLE BEDROOMS... OFF ROAD PARKING... GARAGE... KITCHEN DINING ROOM... Located on Maple Park in Nuneaton, this lovely property would be perfect for the first time buyer, landlord investor or those looking to downsize. Briefly comprising of off road parking and a garage, living room, kitchen dining room, two double bedrooms and a family bathroom to the first floor. Currently tenanted at £695 per calendar month but can also be sold as vacant possession. Call us now to book your viewing!

### **Front Garden**

Planted beds and pathway with storm porch that leads to the front door and into the:

### **Entrance Hallway**

Having stairs off to the first floor and door that leads to the:

### **Lounge**

Having a PVCu double glazed window to the front elevation and door that leads to the:

### **Kitchen Dining Room**

Having a range of wall, base and drawer units with roll top work surface over, space and plumbing for a washing machine, space for a cooker with extractor over, space for an under counter fridge and tiling to all splash prone areas. There is also an area for a table and chairs.

### **First Floor Landing**

Having balustrade, access to the loft area and doors leading off to:

### **Bedroom One**

Having a PVCu double glazed window to the front elevation and over stairs cupboard.

### **Bedroom Two**

Having a PVCu double glazed window to the rear elevation and fitted wardrobes to the one wall.

### **Family Bathroom**

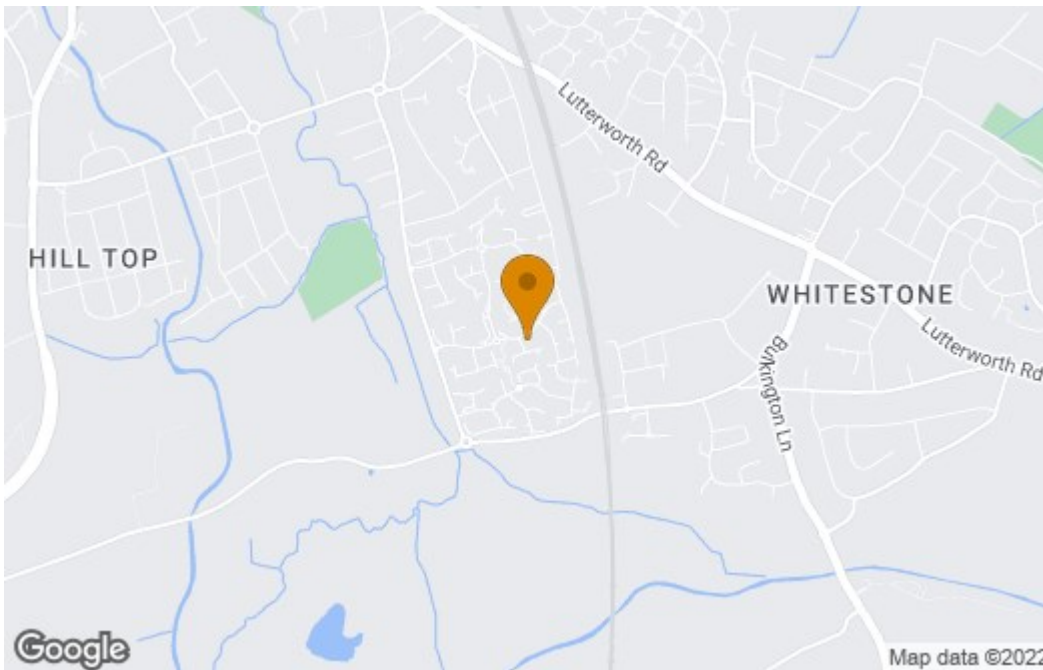
Having a PVCu double obscure glazed window to the side elevation, panel bath with shower over, pedestal wash hand basin and low level flush WC. There is also an extractor and tiling to all splash prone areas.

### **Rear Garden**

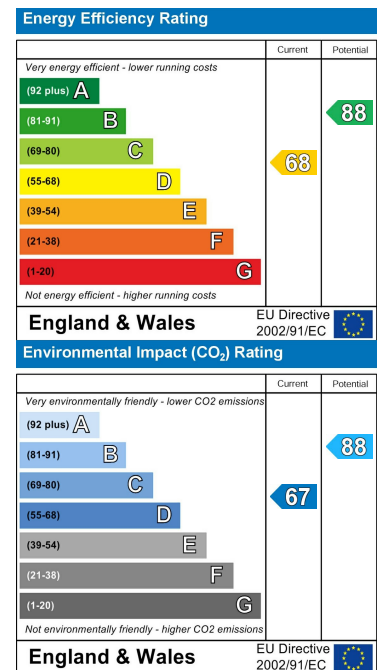
Laid mainly to lawn and paved patio area with pedestrian door that leads to the garage area.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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.

### CONTACT INFORMATION

24a Warwick Row, Coventry CV1 1EY

02477 170170

info@matthewjames.uk.com

www.matthewjames.uk.com

Facebook

Twitter