



**Penshurst Way, Maple Park
Nuneaton CV11 4XF
£200,000**

Freehold - Nuneaton & Bedworth Borough Council Band: B - EPC: C

Nestled in the charming cul-de-sac of Penshurst Way, Maple Park, this delightful two-bedroom end terrace home offers a perfect blend of comfort and convenience. Built in the 1990s, this well-presented property is an ideal choice for first-time buyers or those looking to downsize, and it comes with the added benefit of no upward chain.

Upon entering, you are welcomed into a spacious entrance hall that leads to a bright and airy lounge, perfect for relaxation or entertaining guests. The kitchen dining room is thoughtfully designed, providing a lovely space for family meals and gatherings. On the first floor, you will find two generously sized double bedrooms, ensuring ample space for rest and privacy. The modern shower room completes the upper level, offering both style and functionality.

The property boasts gardens to both the front and rear, providing a pleasant outdoor space for gardening or enjoying the fresh air. Additionally, off-road parking for two vehicles is a significant advantage in this area, ensuring convenience for you and your guests. With gas central heating and double glazing throughout, this home is not only comfortable but also energy-efficient.

Situated close to local shops and schools, this property benefits from excellent commuting links, making it an ideal location for those who travel for work or leisure. This charming end terrace home is a wonderful opportunity to embrace a peaceful lifestyle in a friendly community. Don't miss your chance to make it your own.



Entrance Vestibule

Entering via front door with ceramic tiled flooring and door to:

Lounge

16'0" x 12'8" (4.88m x 3.86m)

Double glazed window to front, two radiators, wooden laminate flooring, telephone point, TV point, stairs to first floor landing with spindles, door to:

Kitchen/Dining Room

8'8" x 12'6" (2.65m x 3.82m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, double radiator, ceramic tiled flooring, textured ceiling, double glazed door to garden, under stairs storage cupboard and door to:

Landing

Access to loft space, with doors to various rooms.

Bedroom

9'3" x 12'8" (2.83m x 3.85m)

Double glazed window to rear, radiator, coving to textured ceiling.

Bedroom

8'11" x 12'8" (2.72m x 3.86m)

Two double glazed windows to front, radiator and storage cupboard containing combination boiler.

Shower Room

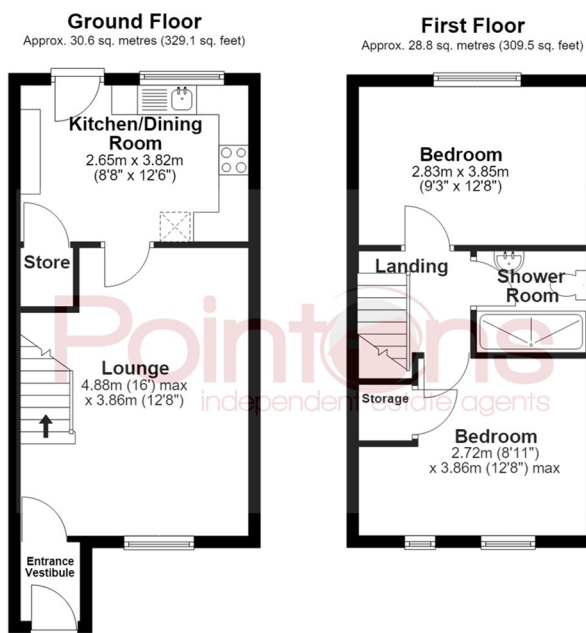
Fitted with three piece coloured suite comprising tiled shower enclosure, vanity wash unit with cupboard under and mixer tap, low-level WC and heated towel rail, extractor fan ceramic tiling to all walls, ceramic tiled flooring with sunken ceiling spotlights s, door to:

Outside

To the rear is an enclosed garden of easy maintenance, paved patio area and Astro turf. To the front is a driveway providing parking for two cars

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 payable Nuneaton & Bedworth Borough Council and is Band B

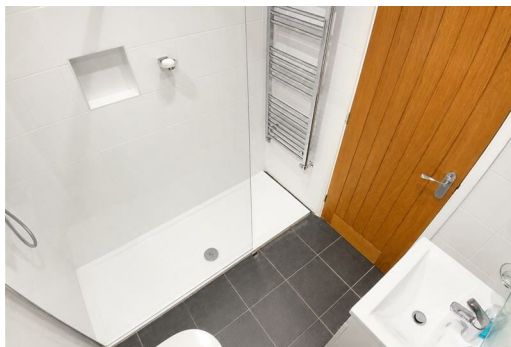
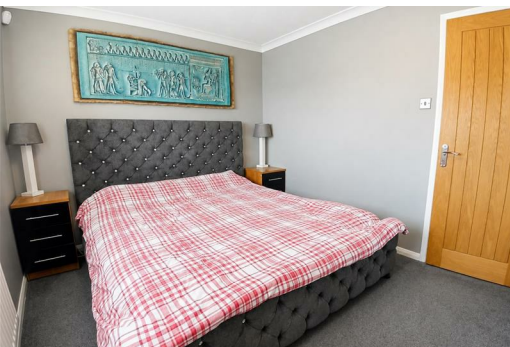


Total area: approx. 59.3 sq. metres (638.6 sq. feet)

All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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