



**Maize Way, Galley Common  
Nuneaton CV10 9AN  
Asking Price £230,000**

Pointons Estate Agents welcome you to Maize Way, Galley Common - a charming location perfect for those seeking a new place to call home. This delightful semi-detached house, built between 2010-2019 by the reputable A R Cartwright, offers a cosy setting with 1 reception room, 3 bedrooms, and 1 bathroom - ideal for a small family or those looking to step onto the property ladder for the first time.

One of the standout features of this property is the convenience it offers with parking space for 2 vehicles, ensuring you never have to worry about finding a spot after a long day out. Whether you're a growing family or a young couple starting a new chapter, this house provides the perfect blend of comfort and practicality.

Don't miss out on the opportunity to make this house your own and create lasting memories in a welcoming neighbourhood. Contact us today to arrange a viewing and take the first step towards owning your dream home in Nuneaton.



**Entrance**

Via canopy porch leading into:

**Entrance Hall**

Radiator, wooden laminate flooring, stairs to first floor, door to:

**Lounge**

14'7" x 11'8" (4.45m x 3.55m)

Double glazed windows to front and side, radiator, wooden laminate flooring, telephone point, TV point, central heating thermostat, door to:

**Kitchen/Dining Room**

14'8" x 10'0" (4.46m x 3.06m)

Fitted with a matching base and eye level units with worktop space over, stainless steel sink unit with tiled splashbacks, plumbing for washing machine and dishwasher, eye level electric double oven, built-in four ring gas hob, extractor hood, double glazed window to rear, radiator, tiled effect flooring sunken ceiling spotlights, doors to:

**Store Room**

Under-stairs storage cupboard

**Cloakroom**

Obscure double glazed window to rear, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator, space for tumble dryer and base units with worktop space over.

**Landing**

Radiator, door to Storage cupboard and further doors to:

**Bedroom**

9'0" x 15'7" (2.74m x 4.74m)

Double glazed window to front, radiator, door to built-in wardrobes with hanging rail.

**Bedroom**

13'10" x 7'7" (4.21m x 2.31m)

Double glazed window to rear, radiator, access to loft space.

**Bedroom**

9'10" x 7'1" (2.99m x 2.16m)

Double glazed window to rear, radiator.

**Family Bathroom**

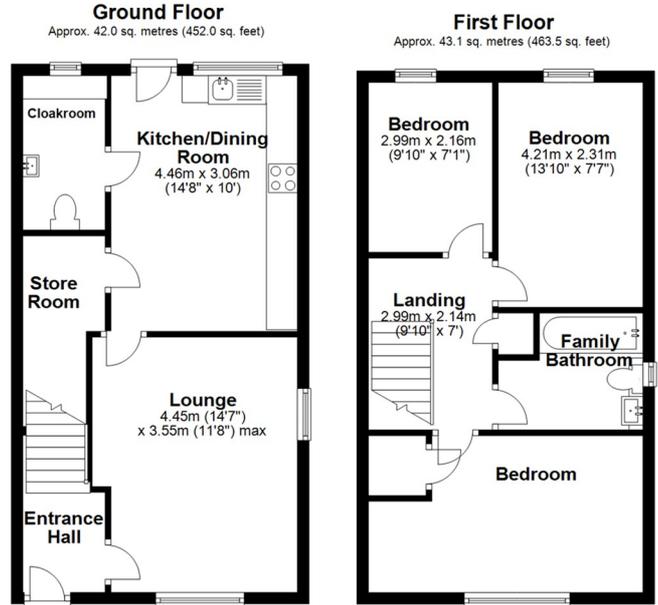
Fitted with three piece suite comprising panelled bath with shower over and glass screen, vanity wash hand basin with cupboard under and close coupled WC, tiled splashbacks, heated towel rail, extractor fan, obscure double glazed window to side.

**Outside**

To the rear is an enclosed garden of easy maintenance with paved patio and Astro-turf. side pedestrian access leading to the front and two allocated parking spaces.

**General**

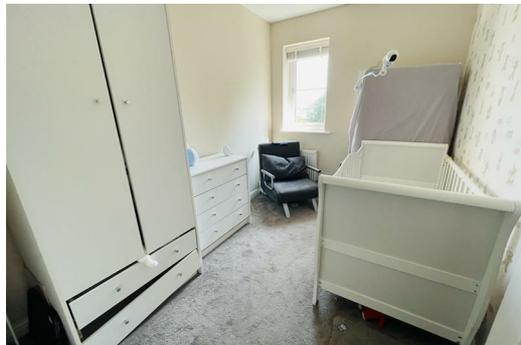
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is paid to Nuneaton & Bedworth Borough council and is Band C



Total area: approx. 85.1 sq. metres (915.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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