



**Penshurst Way, Maple Park  
Nuneaton CV11 4XF  
Offers Over £205,000**

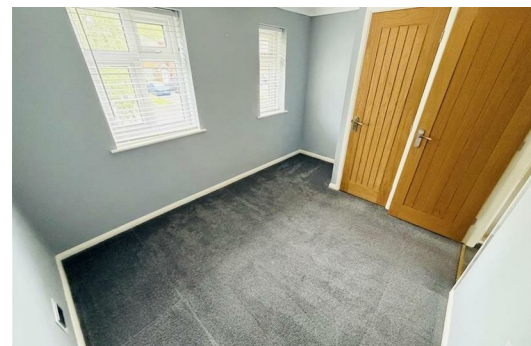
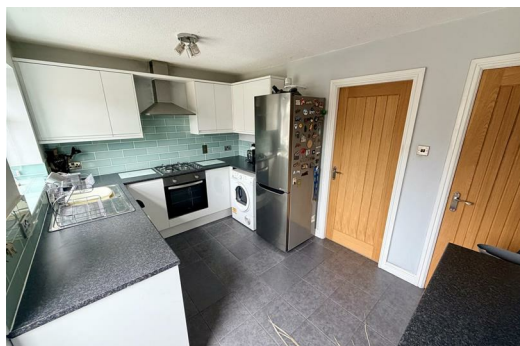
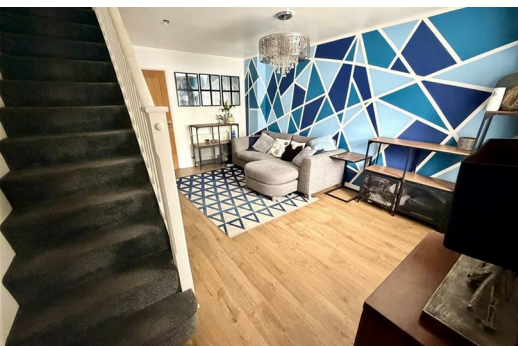
**Freehold - Nuneaton & Bedworth Borough Council Band: B - EPC: C**

Nestled in the charming area of Maple Park, this delightful end mews house on Penshurst Way presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying a quiet evening in.

With two comfortable bedrooms, this home offers ample space for relaxation and rest. The shower room is conveniently located, ensuring ease of access for all residents. One of the standout features of this property is the absence of a chain, allowing for a smoother and quicker transaction process.

For those with vehicles, the property includes parking for two cars, a valuable asset in today's busy world. The location is ideal, providing a peaceful residential atmosphere while still being within easy reach of local amenities and transport links.

This end mews house is a wonderful blend of comfort and convenience, making it a must-see for anyone seeking a new home in Maple Park. Don't miss the chance to make this lovely property your own.



## Entrance

Via double glazed entrance door leading into:

## Entrance Vestibule

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 and door to:

## Store

Under-stairs Storage Cupboard.

## Landing

Access to loft space, doors to:

## 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, door to:

## Storage

Wall mounted combination boiler serving heating system and domestic hot water.

## 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, door to:

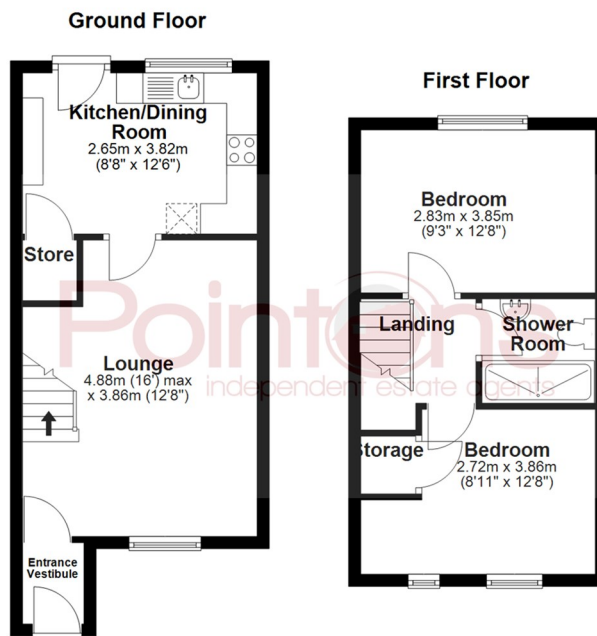
## Outside

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

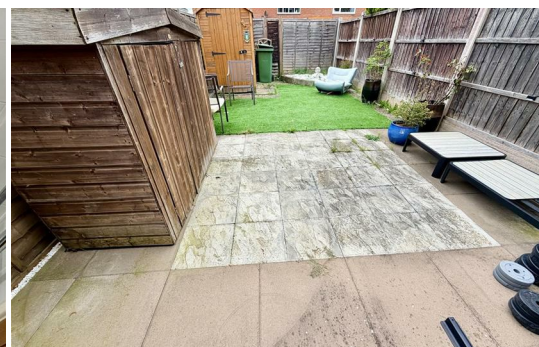
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable Nuneaton & Bedworth Borough Council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



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 <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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