

16 Maple Road | Nuneaton | CV10 9AA

Asking Price Of £179,950

*****ATTENTION FIRST TIME BUYERS***SPACIOUS MID TERRACED WITH OPEN VIEWS TO THE REAR***WELL PRESENTED THROUGHOUT***** In brief the property comprises; entrance hall, living room, spacious kitchen diner, two double bedrooms, bathroom, and separate WC. Also benefiting from UPVC double glazing, gas central heating, off road parking, and private rear garden with open views. Council Tax A. EPC Rating D.

- Perfect For First Time Buyers
- Spacious Mid Terraced
- Two Double Bedrooms
- Living Room & Kitchen Diner
- Bathroom & Separate WC



Property Description

ATTENTION FIRST TIME BUYERSSPACIOUS MID TERRACED WITH OPEN VIEWS TO THE REAR***WELL PRESENTED THROUGHOUT*** In brief the property comprises; entrance hall, living room, spacious kitchen diner, two double bedrooms, bathroom, and separate WC. Also benefiting from UPVC double glazing, gas central heating, off road parking, and private rear garden with open views. Council Tax A. EPC Rating D.

IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via UPVC double glazed front door, obscure UPVC double glazed window to front aspect, panel radiator, stairs ascending to first floor landing, door to;

LIVING ROOM

17' 6" x 10' 2" (5.33m x 3.1m) With UPVC double glazed window to front and rear aspect, panel radiator, chimney breast with feature electric fire, door to;

KITCHEN DINER

17' 1" x 12' 5" (5.21m x 3.78m) With UPVC double glazed windows to front and rear aspects, UPVC double glazed door leading to the garden, panel radiator. Kitchen comes with a range of wall and base units, with roll top work surfaces, inset stainless steel sink and drainage unit. Plumbing for washing machine, space for cooker with extractor hood.

LANDING

With UPVC double glazed window to rear aspect, airing cupboard, doors to;

BEDROOM ONE

17' 0" x 9' 5" (5.18m x 2.87m) With UPVC double glazed windows to front and rear aspect, panel radiators.

BEDROOM TWO

11' 5" x 10' 2" (3.48m x 3.1m) With UPVC double glazed window to front aspect, panel radiator, cupboard housing gas central heating boiler.

BATHROOM

5' 6" x 4' 9" (1.68m x 1.45m) With obscure UPVC double glazed window to rear aspect, heated chrome towel rail, panelled bath with shower over, wash basin.

SEPARATE WC

With obscure UPVC double glazed window to rear aspect, low level WC, corner wash basin.

OUTSIDE

To the front is off road parking, laid to lawn with side hedges, and block paved path to storm porch. Shared side alley leading to side gate to garden.

The rear garden has a concrete patio area, laid to lawn with surrounding fence panels. Brick built storage shed.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding A. EPC Rating Commissioned.

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Standard Brick Construction

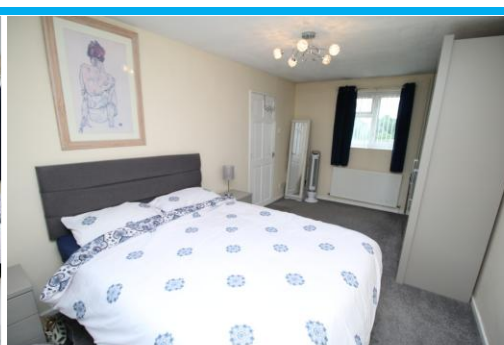
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

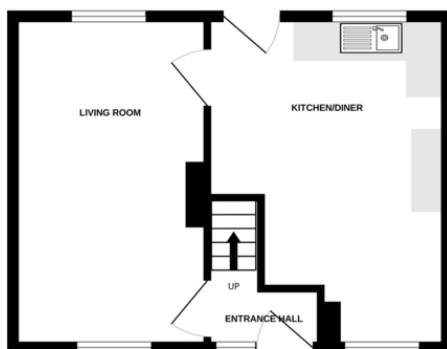
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

Tenure

Freehold

%epcGraph_c_1_349%

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements