



Gold Close, Nuneaton, CV11 4XZ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** SEARCHING FOR GOLD ? *** This is a modern end mews residence situated on the ever popular Maple Park development occupying a prominent corner plot within a lovely small cul de sac.

The property would make an excellent first time or rental investment with rentals achieved nearby circa £775 pcm and offers easily managed accommodation with gas fired central heating, upvc double glazing, parking for three cars, garage and an early viewing is recommended.

Excellent road links, close by amenities and briefly comprising: entrance hall, lounge with dual aspect windows, dining area and newly fitted kitchen. Landing, two good sized bedrooms and modern bathroom. Block paved forecourt, driveway, garage and neatly laid out rear garden. EPC RATING C.





Key Features

- Modern end mews residence
- Small cul de sac location
- Prominent corner position
- Easily managed accommodation
- First time / investment purchase
- New kitchen & Modern bathroom
- Drive & Garage
- EPC RATING C

Asking Price
£190,000

EPC Rating - C

Tenure - Freehold

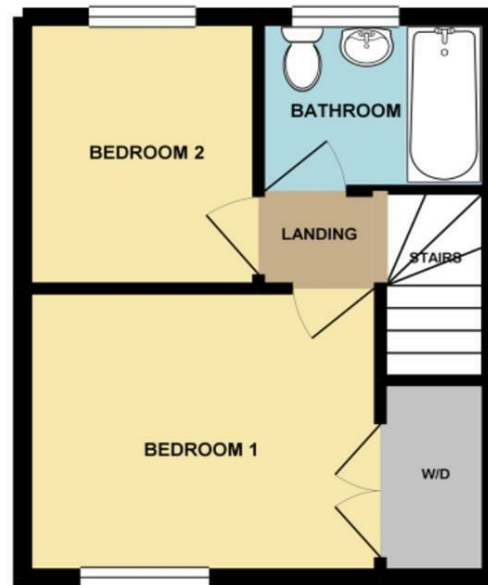
Council Tax Band - B

Local Authority -
NBBC

GROUND FLOOR 267.91 sq. ft.
(24.89 sq. m.)



1ST FLOOR 260.37 sq. ft.
(24.19 sq. m.)



TOTAL FLOOR AREA : 528.28 sq. ft. (49.08 sq. m.) approx.

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.
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