



## **9 Mayfair Drive, Nuneaton, CV10 8RP**

**Asking Price £185,000**

We are pleased to welcome to the market this beautifully presented two bedroom semi-detached property on Mayfair Drive.

This property has to offer a large living space, a fitted kitchen, two bedrooms and a family shower room. There is off road private parking to the side of the property. There is also side access into the property through the rear garden.

Located in the Galley Common area of Nuneaton  
EPC Grade C  
Council Tax Band B

Lounge



Kitchen



Bedroom 1



Bedroom 2



Bathroom



Garden





| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 88        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 69      |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not energy efficient - higher running costs                     |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |
| 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 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |

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