



Maize Way, Galley Common Nuneaton CV10 9AN 30% Shared ownership £66,000

Nestled in the charming area of Maize Way, Galley Common, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests.

With two comfortable bedrooms, this home offers ample space for a small family or individuals seeking a peaceful retreat. The bathroom 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 more efficient purchasing process. This is particularly advantageous for those eager to move in without unnecessary delays. The surrounding area of Nuneaton is known for its friendly community and convenient amenities, making it an ideal location for modern living. Whether you are looking to enjoy local parks, shops, or schools, everything you need is within easy reach.

In summary, this semi-detached house on Maize Way is a wonderful opportunity to secure a lovely home in a desirable location. With its inviting layout and the benefit of no chain, it is certainly worth considering for your next move.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

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

Cloakroom

Two piece suite comprising, wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator.

Fitted Kitchen

7'10" x 10'2" (2.40m x 3.09m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, integrated fridge/freezer, plumbing for washing machine, electric fan assisted double oven, four ring gas hob with extractor hood over, double glazed window to front, wooden laminate flooring with sunken ceiling spotlights.

Living Room

13'7" x 13'7" (4.15m x 4.13m)

Two radiators, double glazed double doors, door to Storage cupboard.

Landing

Access to loft space, double door to Storage cupboard, doors to:

Bedroom

7'10" x 13'7" (2.39m x 4.13m)

Double glazed window to rear, radiator.

Bedroom

10'2" x 13'7" (3.10m x 4.14m)

Double glazed window to front, radiator, TV point.

Bathroom

Three piece suite comprising panelled bath with shower over and glass screen, vanity wash unit with cupboard under and mixer tap and low-level WC, tiled splashbacks, heated towel rail, extractor fan, shaver point, obscure double glazed window to side, door to:

Outside

To the rear is an enclosed garden mainly laid to lawn with patio. To the front is parking.

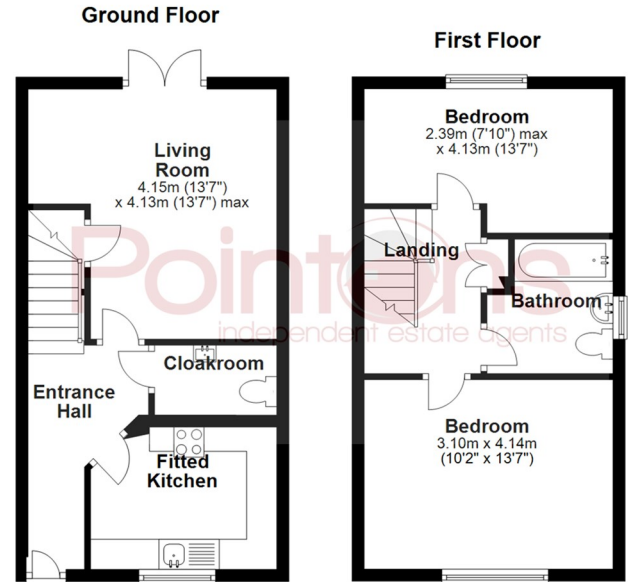
General Information

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 to Nuneaton & Bedworth Borough Council and is band B

Rent for 70% Share

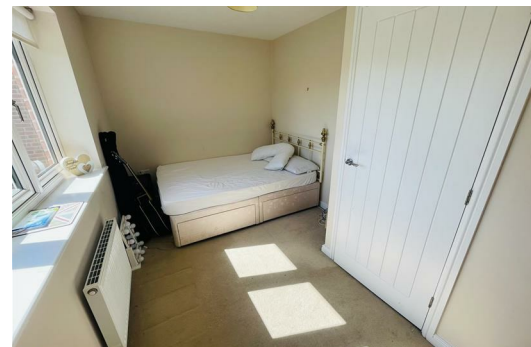
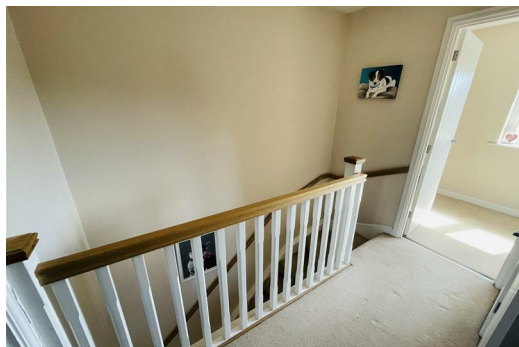
Including building insurance, lease management charge and rent this totals £433.23 per month



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 | 96 |
| (81-91) B | 82 |
| (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 ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

