



**Devon Close, Nuneaton  
CV10 8ES  
£140,000**

Welcome to this charming maisonette located on Devon Close in Nuneaton. This delightful property, built in 1972, offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize.

The maisonette features a spacious reception room, providing a warm and inviting space for relaxation and entertaining. With two well-proportioned bedrooms, there is ample room for rest and privacy. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the long lease, which comes with the added benefit of no ground rent or service charge, allowing for a hassle-free living experience. Additionally, the property includes parking for one vehicle, as well as a garage, providing secure storage and convenience for your vehicle.

The maisonette is equipped with gas central heating, ensuring a warm and comfortable environment throughout the year. Furthermore, the absence of a chain means that you can move in without delay, making this property an attractive option for those eager to settle into their new home. Situated in a peaceful area, this property offers a wonderful opportunity to enjoy the tranquillity of suburban living while remaining close to local amenities and transport links. Do not miss the chance to make this lovely maisonette your new home.



## Entrance

Via double glazed door leading into hall way with stair rising to first floor:

## Landing

Obscure double glazed window to side, access to loft space, central heating thermostat and doors to:

## Lounge

16'11" x 11'6" (5.16m x 3.51m)

Double glazed window to front, radiator, telephone point and TV point.

## Kitchen

8'2" x 9'5" (2.49m x 2.87m)

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, space for fridge/freezer, gas and electric points for cooker, double glazed window to rear and radiator. Door to cupboard housing wall mounted combination boiler serving heating system and domestic hot water and plumbing for and automatic washing machine.

## Bedroom

11'11" x 11'8" (3.63m x 3.55m)

Double glazed window to rear, radiator, door to storage cupboard:

## Bedroom

10'6" x 9'10" max (3.21m x 3.00m max)

Double glazed window to front, radiator.

## Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, vanity wash hand basin with cupboard under and mixer tap and close coupled WC, tiled splashbacks, extractor fan and an obscure double glazed window to side.

## Outside

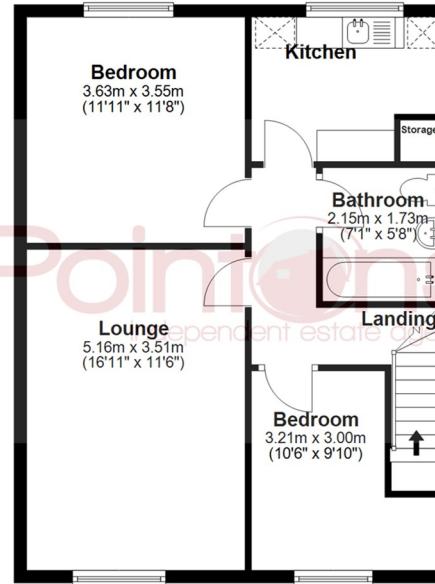
To the rear a garden which is mainly laid to lawn in an enclosed area with only flats these two maisonettes having access. A garage is located in a block to the side of the property

## 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 band A and payable Nuneaton & Bedworth Borough Council

## Ground Floor



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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