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For Sale

Tel: 024 7635 7645



£210,000

Gold Close, Maple Park, Nuneaton



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

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Gold Close

Maple Park, Nuneaton

£210,000



This modern and well-maintained two-bedroom semi-detached property offers spacious and versatile living accommodation, ideal for a variety of buyers. Thoughtfully extended with a garage conversion, the home now boasts a practical utility room and a second reception room, perfect as a home office, third bedroom or additional lounge space.

The ground floor features a bright and airy living room, leading through to the fitted kitchen with modern units and offers space for a table and chairs. The conservatory opens onto the rear garden and leads into the useful utility room. Upstairs, you'll find two well-proportioned bedrooms and a contemporary family bathroom, all finished to a high standard.

Outside, the property benefits from a private rear garden and off-road parking to the front.

Located in a sought-after residential area with easy daily access to Nuneaton's town centre, local amenities and the Motorway network.

EPC Grade: C
Council Tax Band: B
Tenure: Freehold

Porch

Entrance door to front, further door leading to:

Living Room

Double glazed window to front, radiator, staircase to first floor, television point.

Kitchen

Modern fitted kitchen comprising range of matching wall and base units with complementary work surfaces over, space for oven with hob and extractor fan over, space for dishwasher, washing machine, fridge/freezer, double glazed sliding to conservatory.

Conservatory

Double glazed surround, doors to rear garden, radiator.

Utility Room

Wall and base units with complementary work surfaces over, wall mounted boiler.

Lounge

Double glazed window to front, radiator, television point.

Bedroom One

Double glazed window to front, radiator, built in wardrobe.

Bedroom Two

Double glazed window to rear, radiator.

Bathroom

Modern bathroom with p-shaped bath unit and shower over, wash hand basin with cupboards below, heated towel rail, double glazed frosted window to side.

Garden

Sunny rear garden mainly laid to lawn with fenced surround.

Driveway

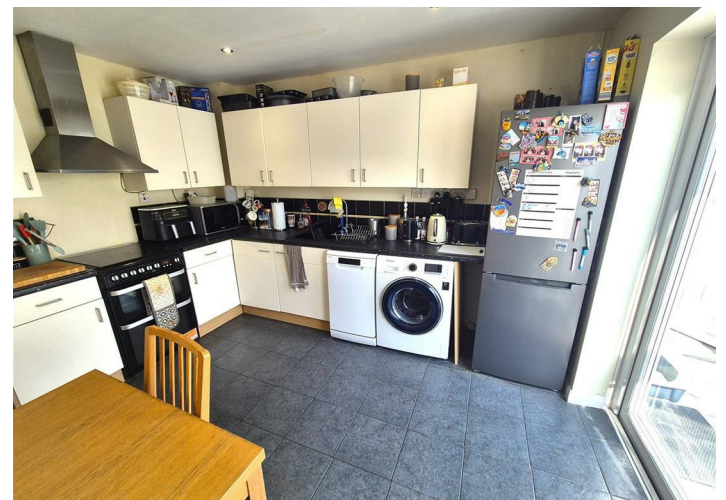
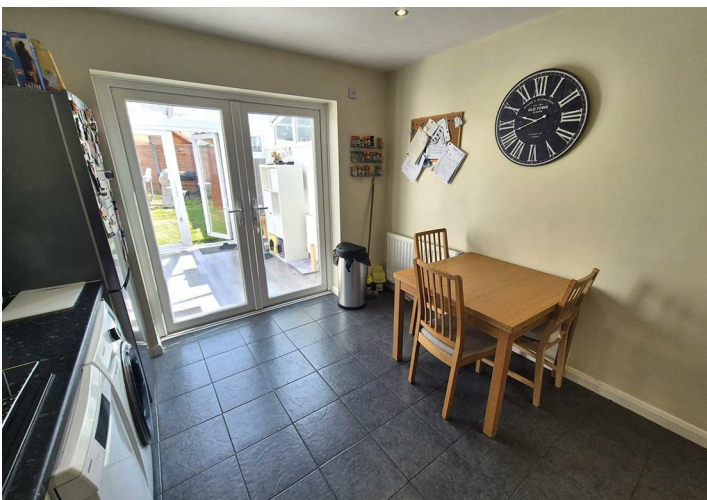
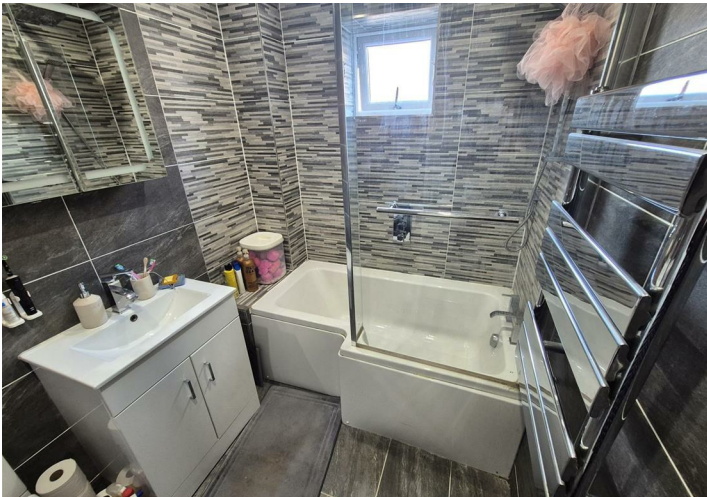
With space for several vehicles.

Agent Notes

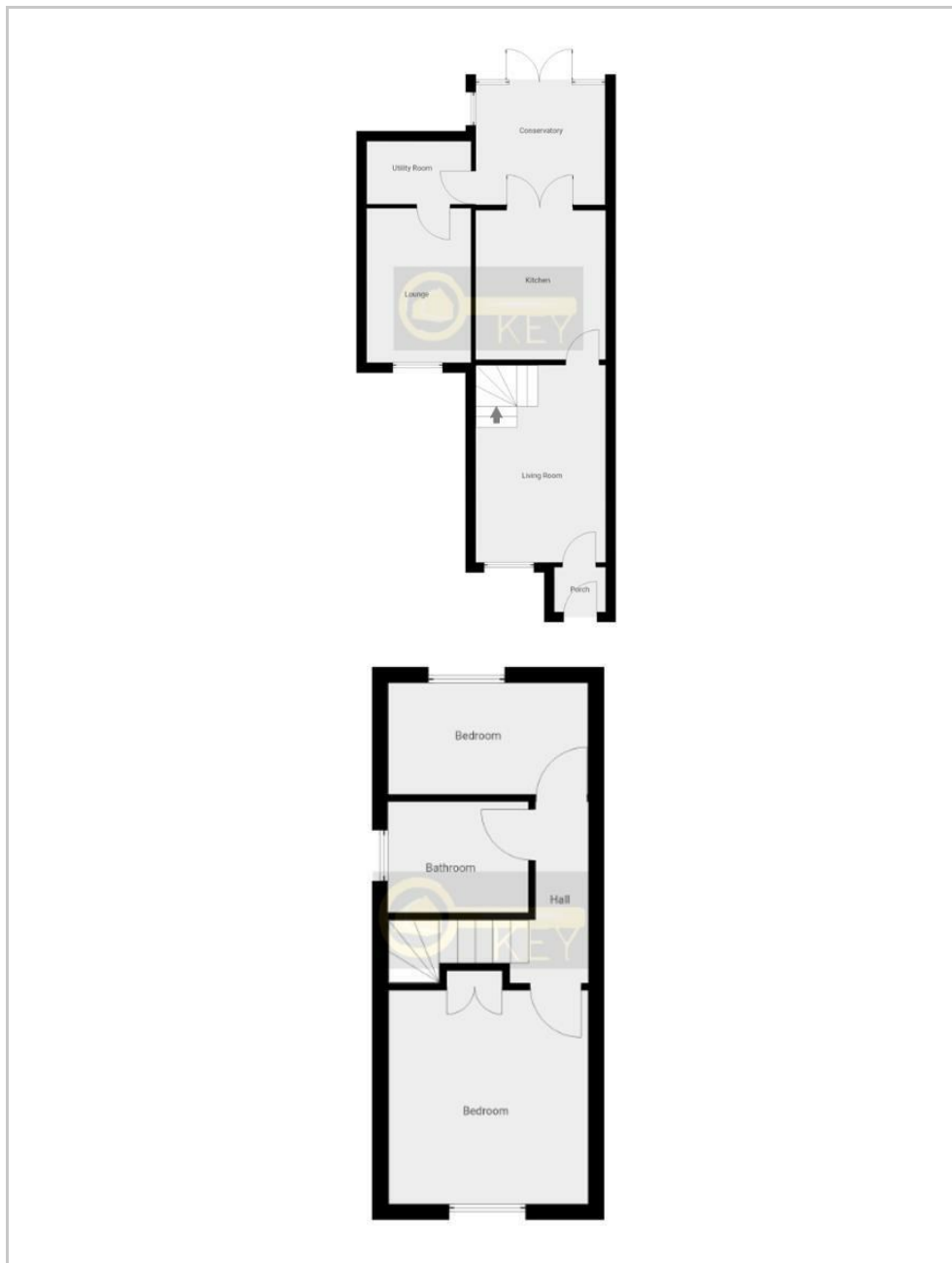
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

Rental Yield

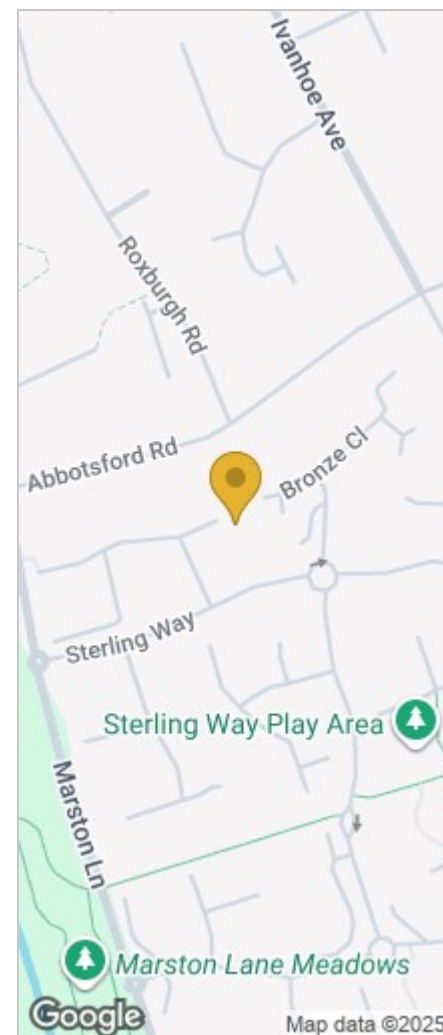
£875-£900



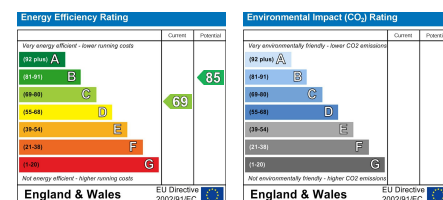
Floor Plan



Area Map



Energy Efficiency Graph



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If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ

sales@keyestateagents.com



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