KEY

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For Sale

Tel: 024 7635 7645

Offers Around £195,000

Penshurst Way, Maple Park, Nuneaton

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E-mail: sales@keyestateagents.com KEY ESTATE AGENTS Website: www.keyestateagents.com

Penshurst Way

Maple Park, Nuneaton

Offers Around £195,000

- **Freehold semi-detached residence within Maple Park development**
- **Ideal for first-time buyers, investors or downsizers**
- **Full-width breakfast kitchen with built-in oven & hob**
- **Driveway providing off-road parking for two vehicles**
- **Local authority - Nuneaton & Bedworth Borough Council**
- **Offered for sale with No Upward Chain & vacant possession**
- **Pleasant cul-de-sac position**
- **Two double bedrooms with recently fitted carpets**
- **Enclosed rear garden with patio area, not directly overlooked**
- **EPC rating - C**

Here is an excellent opportunity to acquire a freehold semi-detached residence located within the popular and highly regarded Maple Park development. Offered for sale with No Upward Chain and vacant possession, this property is ideally suited to first-time buyers, investors, or downsizers. Pleasantly positioned within a quiet cul-de-sac, the home benefits from gas central heating and uPVC double glazing throughout.

The accommodation briefly comprises a canopy porch leading into an entrance hall, a spacious and bright lounge diner, and a full-width breakfast kitchen fitted with a comprehensive range of matching base, drawer and wall units, including a built-in oven and hob. To the first floor, there are two double bedrooms with recently fitted carpets, along with a bathroom featuring a three-piece white suite.

Externally, the property benefits from a driveway providing off-road parking for two vehicles. A side pedestrian access leads to a re-laid, lawned rear garden, fully enclosed and enjoying a paved patio area, offering a good degree of privacy and not directly overlooked.

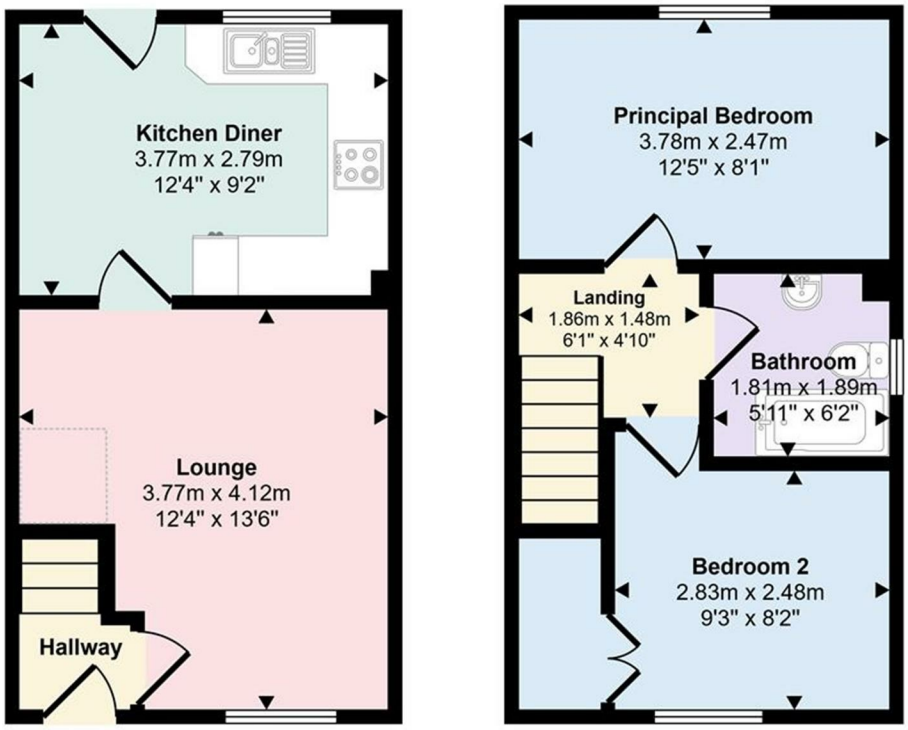
Early internal inspection is highly recommended to fully appreciate the accommodation on offer.

Agents disclaimer

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.

Floor Plan

Approx Gross Internal Area
54 sq m / 581 sq ft



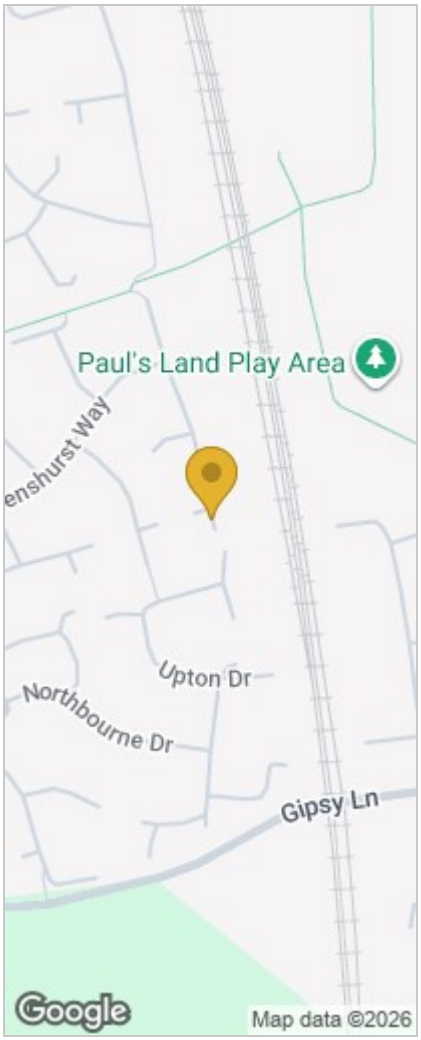
Ground Floor
Approx 27 sq m / 289 sq ft

First Floor
Approx 27 sq m / 292 sq ft

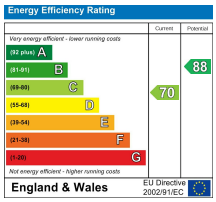
Denotes head height below 1.5m

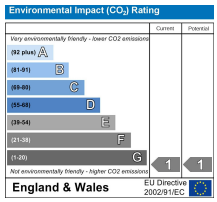
is floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approxima
l no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only a
may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the Nuneaton, Bedworth and Hinckley and surrounding villages.

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

Please call us today for details on all of our services, along with information about our competitive fee structure.

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These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.
Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale.
The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.