

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS

Penshurst Way, Nuneaton, CV11 4XF  
£195,000



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## Penshurst Way Nuneaton, CV11 4XF

This semi detached property is located on the popular Maple Park development offering spacious accommodation which in brief comprises entrance hall with staircase to the first floor and leads to the spacious lounge having a feature fire surround with incorporated coal effect electric convector fire. Dining kitchen having a range of modern white coloured units and a PVCu double glazed rear door providing access to the garden.

First floor landing provides access to the two double bedrooms with a built in wardrobe located in the second bedroom. Bathroom having a modern white coloured suite comprising panelled bath with a Triton electric shower unit above, pedestal hand wash basin and a low level W.C.

The property also benefits from gas central heating and PVCu double glazing. Outside the frontage has a pebble stone border, tarmac hardstanding providing off road parking for a vehicle, further border planted with a tree and a tarmac driveway to the side of the property which provides access to the garage. The enclosed rear garden is laid to lawn with wooden decking and there are also shrubs and tree to the borders.

Internal viewing is recommended and the property is being offered for sale with no upward chain.





- Semi Detached
- Spacious Lounge
- Dining Kitchen
- Two Bedrooms
- Modern Bathroom Suite
- Gas Central Heating
- PVCu Double Glazing
- Enclosed Garden
- Driveway & Garage
- No Upward Chain

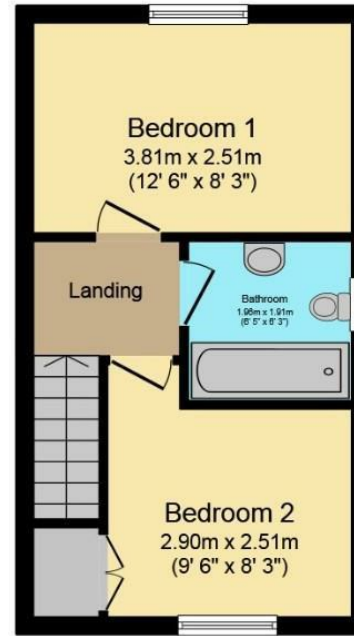


## Floor Plan



### Ground Floor

Floor area 41.7 sq.m. (449 sq.ft.) approx



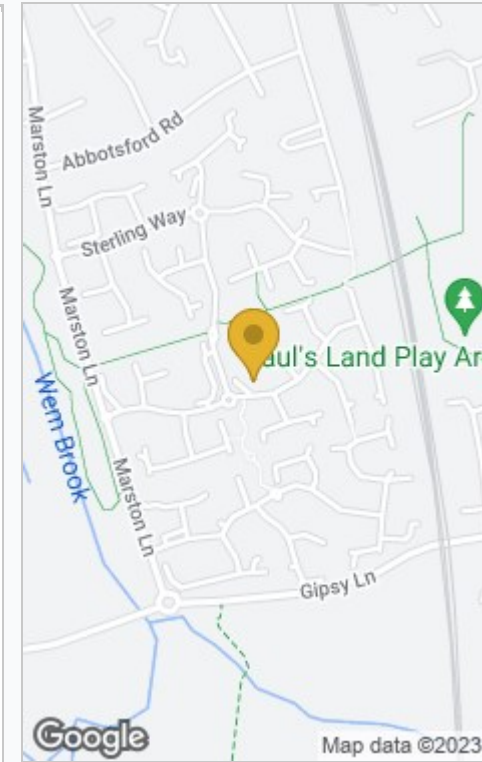
### First Floor

Floor area 27.1 sq.m. (292 sq.ft.) approx

Total floor area 68.8 sq.m. (740 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

## Area Map



### Energy Efficiency Rating

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

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