



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

To Let

Tel: 024 7632 2022



£725 Guide Price

100 Penshurst Way, Maple Park, Nuneaton CV11 4XN



E-mail: lettings@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

KEY Estate Agents are delighted to offer to let this two bedroom semi detached property in Maple Park. The property benefits from a living room, a kitchen diner, two double bedrooms and a bathroom. The property benefits from off road parking to the front and side of the property and a good sized rear garden.

Pets Considered.

Sorry - no smokers.

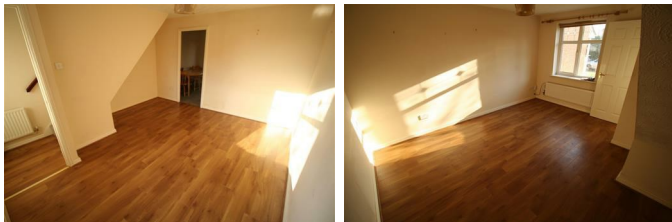
Based on £725 rent pcm a holding deposit of £167 and a total bond of £836 is required, however, these figures could vary depending on the offer received.

Entrance



Enter via a part glazed front door into an entrance hall with stairs rising to the first floor and a door leading to the living room.

Living Room 13'11"x12'8" (4.24x3.86)



Good sized living area with radiator and window to the front aspect.

Kitchen / Diner 12'7"x9'5" (3.84x2.87)



Kitchen / Diner benefitting from wall and floor mounted kitchen units, built in oven, hob, extractor, sink unit. space for washing machine, space for under counter fridge, window to the rear aspect and door leading to garden.,

Master Bedroom 12'8"x8'4" (3.86x2.54)



Double bedroom with radiator and window to the rear aspect.

Second Bedroom 9'8" x 8'3" (2.95 x 2.53)



Double bedroom with radiator, window to front aspect and built in storage.

Bathroom



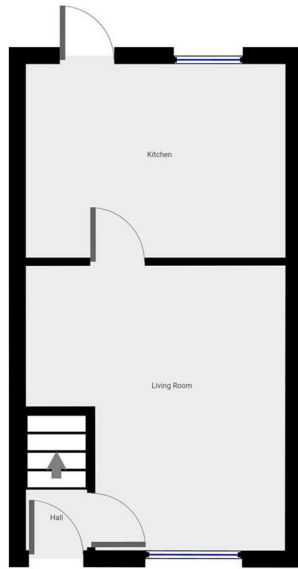
Bathroom with radiator, frosted window to side aspect, low flush W/C, sink unit, part tiled surround and bath with overhead shower and shower screen.

Garden and Parking

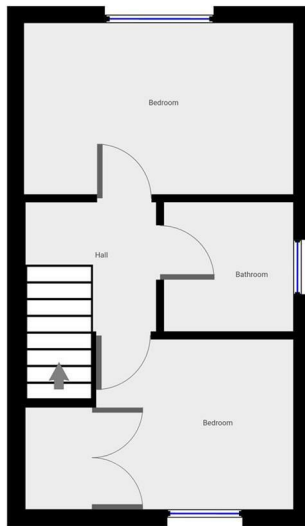


Driveway providing parking for 2 or 3 cars end on end and a pleasant rear garden with side access to the front of the property.

Floor Plan

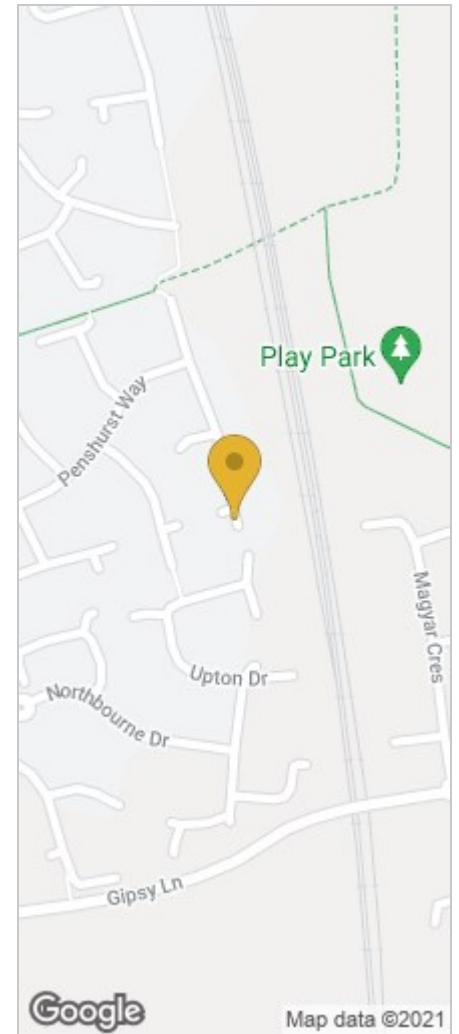


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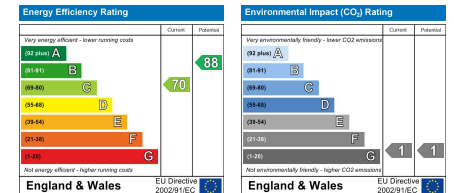


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Area Map



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.

KEY Estate Agents

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

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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.



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