



Gold Close

Maple Park, Nuneaton, CV11 4XZ

£695 pcm

- Semi-detached
- Great location
- Two bedrooms
- Living room
- Kitchen & Diner
- Gardens, garage & parking
- Unfurnished, avail now
- EPC RATING D



*** LIKE GOLD DUST *** Are these modern semi-detached homes on maple park. Rarely are they available, why? Because its a great spot with great road access. So if you are looking to rent, need that first home or looking for a place to get to everywhere from, this could be for you. But be quick. Two double bedrooms (to be redecorated), modern shower room, living room, kitchen/diner, good sized garden, parking and garage. Unfurnished and available within a couple of weeks for move in. Be quick!

The landlord has indicated that they are unable to accept pets, it is a non-smoking home and tenants will require an employers reference or similar. Holding deposit required.

ENTRANCE HALL

Having sealed unit double glazed entrance door, stair case to the first floor and door to:

LOUNGE

9' 7" x 14' 2" (2.92m x 4.32m) Having central heating radiator, sealed unit double glazed window to the front, feature fireplace, wood effect laminate wooden flooring and door to:

KITCHEN/DINER

12' 7" x 9' 3" (3.84m x 2.82m) Having a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, inset single drainer sink with mixer tap, built in double oven, four ring ceramic hob with chimney style extractor hood over, space and plumbing for automatic washing machine and

dishwasher, space for upright fridge freezer, central heating radiator, sealed unit double glazed window and door to the rear.

FIRST FLOOR LANDING

Having doors to:

BEDROOM ONE

10' 8" plus wardrobe depth x 9' 1" (3.25m x 2.77m) Having central heating radiator, fitted wardrobes and sealed unit double glazed window to the rear.

BEDROOM TWO

9' 6" x 8' 8" (2.9m x 2.64m) Having central heating radiator and sealed unit double glazed window to the front.

SHOWER ROOM

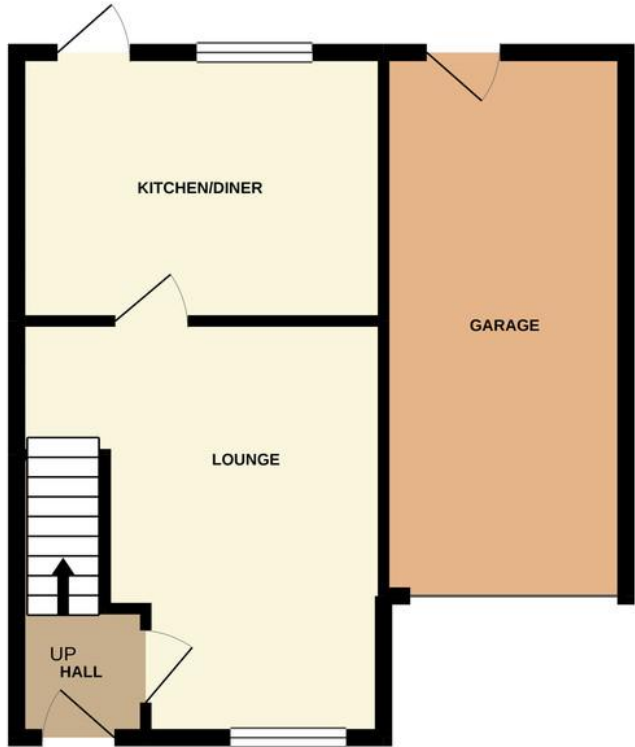
Having a white suite comprising:- low level w.c., wash hand basin, corner shower cubicle, tiled splash backs, central heating radiator and sealed unit double glazed window to the side.

OUTSIDE

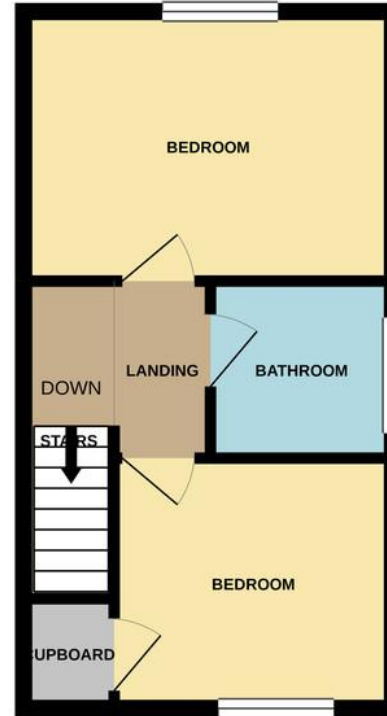
To the front of the property there is a gravelled fore garden with inset planting, tarmacadam driveway providing standing for one vehicle and giving access to the Garage with up and over door. The rear garden has an extensive wooden decked patio with balustrades, lawn, hard standing for shed and fenced boundaries.



GROUND FLOOR
41.3 sq.m. (445 sq.ft.) approx.



1ST FLOOR
27.7 sq.m. (298 sq.ft.) approx.



TOTAL FLOOR AREA = 69.1 sq.m. (743 sq.ft.) approx.

LOCAL AUTHORITY

Nuneaton and Bedworth Borough Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements