



7 STERLING WAY NUNEATON

£205,000
FREEHOLD

Well presented and spacious two bedroom semi detached house on the popular Maple Park development, close to amenities and transport links. With double glazing and gas central heating the property briefly comprises; Entrance hall, lounge, re fitted kitchen/breakfast room, two double bedrooms and bathroom. Externally are front and rear gardens, driveway parking and garage. Available with no onward chain, this property is ideal for both first time and investment buyers and viewing is strongly advised. Call 024 7509 1021 to view.



- Two bedroom semi detached house
- Popular Maple Park location
- C/heating and D/glazing
- Two double bedrooms

Entrance Hall

With stairs to first floor and door to;

Lounge

Double glazed window to front aspect, television point, radiators.

Kitchen/Breakfast room

Double glazed window and door to rear aspect, fitted range of units with work surfaces over, single drainer sink unit, plumbing for washing machine, tiled splash backs and radiator.

Landing

With access to loft and doors to;

Bedroom One

Double glazed window to front and radiator.

Bedroom Two

Double glazed window to rear and radiator.

Bathroom

Fitted suite with low level WC, wash basin and panelled bath with shower over.

Front

To the front is a low maintenance garden and double length driveway giving off road parking and leads to:

Garage

With up and over door, lighting and power and courtesy door to rear garden.

Rear Garden

Enclosed rear garden laid mainly to lawn with paved patio area.



- Re Fitted kitchen/breakfast room
- Gardens & Garage
- Available with no onward chain
- Viewing strongly advised
- EPC band C, Council tax band B, Freehold





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

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