



Connells

Station View
Nuneaton

Station View Nuneaton CV11 5AQ

for sale
£97,500



Property Description

Situated in a quiet residential estate, the property offers a peaceful and family-friendly setting in the popular town of Nuneaton. This property is ideal for families, professionals, or retirees seeking a well-connected location within walking distance to the town centre.

Nuneaton boasts a wide range of amenities, including The Ropewalk shopping complex, supermarkets, independent shops, restaurants, and cafes. The town also offers excellent leisure facilities such as gyms and parks catering to all ages and interests.

The property enjoys excellent transport links, with the A5, M6, and A444 nearby, providing easy access to Leicester, Coventry, Birmingham, and beyond. Walking distance to the railway station offers regular train services to major cities, making this an ideal choice for commuters.

Entrance Hall

12' 8" x 6' 8" (3.86m x 2.03m)

Wide Entrance Hall with carpet, double radiator and fuseboard leading to access to the kitchen, cloakroom, living room and stairs to the first floor.

Cloakroom

5' 7" x 2' 9" (1.70m x 0.84m)

With W/C, pedestal sink, radiator, lino floor.

Kitchen

12' 5" x 6' 8" (3.78m x 2.03m)

With space for a freestanding fridge freezer, combination boiler, plumbing for washing machine, gas hob with extractor, single electric oven, lino floor and double panel radiator.

Living Room

15' 7" x 13' 8" (4.75m x 4.17m)

French doors to rear of the living room leading onto the garden, carpeted, double radiators, understairs cupboard with Internet points, TV points, space for dining room table.

Landing

Airing cupboard storage, loft access, radiator, leading into both double bedrooms and family bathroom.

Bedroom One

13' 10" x 9' 2" (4.22m x 2.79m)

Double bedroom to the front of the property, carpeted with two large double glazed windows, radiator.

Bedroom Two

13' 9" x 11' 11" (4.19m x 3.63m)

Further double bedroom to the rear of the property with carpet, radiator.

Bathroom

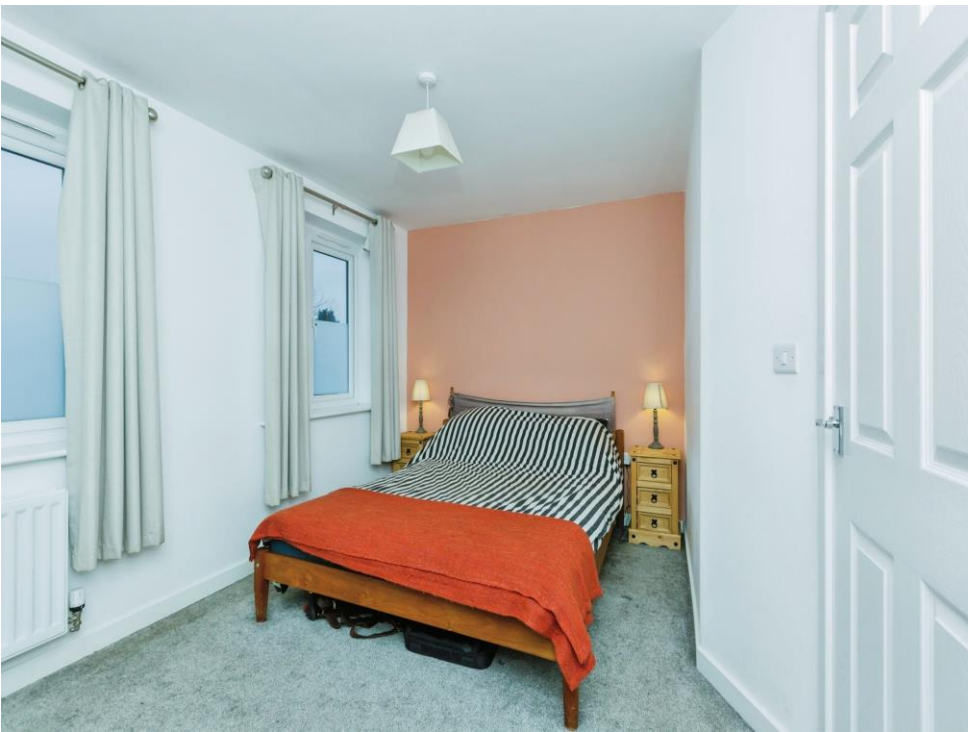
6' 10" x 6' 6" (2.08m x 1.98m)

Bath with tile surround with shower over, pedestal sink, W/C, radiator, lino flooring, extractor fan.

Outside

To the front of the property is two allocated parking spaces, small shrubbery, side access leading into the garden, laid to lawn with patio area off the french doors and outside pizza oven, shed to the rear of the garden with gravel patio area.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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88 Castle Street
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EPC Rating: B

Tenure: Leasehold

view this property online connells.co.uk/Property/HIN312963

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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