



Connells

**Espalier Close
Nuneaton**

Espalier Close Nuneaton CV10 0FY

for sale offers over
£375,000



Property Description

AVAILABLE WITH NO UPWARD CHAIN

Nestled in a quiet and modern residential area of Nuneaton, offers a fantastic living environment with easy access to local amenities, schools, and transport links. This property is ideal for families, professionals, and first-time buyers looking for a peaceful yet well-connected location.

Nuneaton town centre is just a short drive away, offering a variety of supermarkets, retail stores, restaurants, and entertainment options, including Ropewalk Shopping Centre. Everyday essentials are also within easy reach, with local shops and convenience stores nearby.

Transport links from this location are excellent, with the A5, M69, and M6 easily accessible, making commuting to Coventry, Birmingham, and Leicester straightforward. Nuneaton railway station provides regular train services to major cities, including London Euston and Birmingham New Street.

For families, the area is well-served by reputable schools and nurseries. There are also plenty of green spaces and parks nearby, offering opportunities for outdoor activities, walks, and family outings.

With its combination of a modern residential setting, excellent amenities, and strong transport connections, it is a fantastic choice for those seeking comfortable and convenient living in Nuneaton.



Ground Floor

Hallway

10' 1" x 7' 1" (3.07m x 2.16m)

With storage cupboard and an access to all rooms.

Lounge

16' 11" x 11' (5.16m x 3.35m)

With tiled floor, TV + Internet point, double radiator and a bay-window to the front.

Kitchen/Diner

18' 1" x 14' 1" (5.51m x 4.29m)

Fully fitted kitchen with a range of wall and base units, sink unit, integrated fridge/freezer, dishwasher, gas hob with extractor fan over and double oven. With tiled floor, double radiators, understairs cupboard and patio doors to the rear garden.

Utility Room

5' 1" x 6' 1" (1.55m x 1.85m)

Utility space, plumbing for washing machine and an access to the rear garden & cloakroom.

Cloakroom

5' 1" x 2' 11" (1.55m x 0.89m)

With wash hand basin and toilet.

First Floor

Bedroom 1

13' 1" x 12' (3.99m x 3.66m)

Front bedroom with TV point.

En-Suite

9' 1" x 8' 11" (2.77m x 2.72m)

Having a shower unit, pedestrian sink, toilet and radiator.

Bedroom 2

12' x 10' 1" (3.66m x 3.07m)

With window to the rear.

Bedroom 3

11' 11" x 11' 1" (3.63m x 3.38m)

With window to the rear.

Bedroom 4

11' 1" x 8' 11" (3.38m x 2.72m)

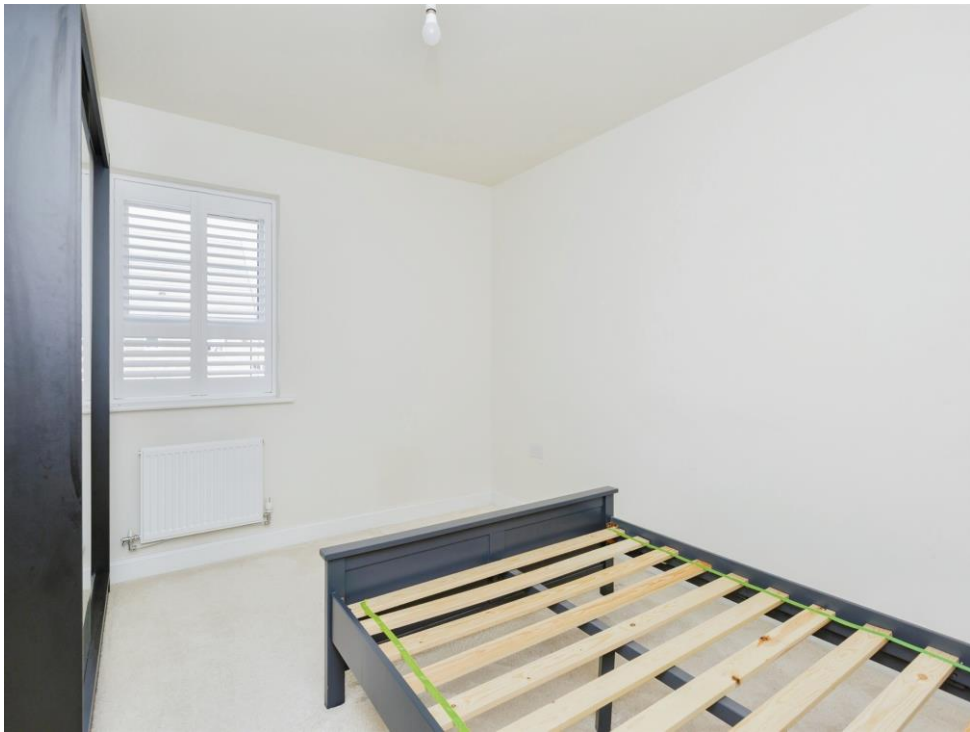
With window to the front.

Bathroom

7' 1" x 6' 1" (2.16m x 1.85m)

Having a bath with shower over, wash hand basin, toilet and radiator.









Ground Floor



First Floor

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

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88 Castle Street
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EPC Rating: B Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/HIN312965



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