



**Connells**

Ivanhoe Avenue  
Nuneaton





## Property Description

Situated in the ever-popular Attleborough area of Nuneaton, enjoys a quiet residential setting with fantastic access to local amenities, schools, and transport links-making it an ideal location for families, professionals, or first-time buyers.

Attleborough itself offers a great community feel with a range of local shops, cafés, pubs, and takeaways all within walking distance. Nuneaton town centre is just a short drive or bus ride away, providing a wider selection of retail, leisure, and dining options, along with supermarkets and services.

The area is well-connected for commuters, with easy access to the A444, A5, and M6, while Nuneaton train station offers direct services to Coventry, Birmingham, and London Euston. Well-regarded local schools and nurseries are also nearby, adding to the area's family appeal.

Outdoor spaces like Riversley Park and the nearby Attleborough Recreation Ground offer great opportunities for walking, relaxing, and family activities.

Offers a convenient and well-connected location, blending suburban comfort with easy access to everything Nuneaton and the surrounding areas have to offer.

## Ground Floor

### Dining Room

12' 5" x 14' 7" ( 3.78m x 4.45m )

Having a bay-window to the front, ornamental fireplace and an access to understairs cupboard.

### Kitchen

15' 6" x 8' ( 4.72m x 2.44m )

Fully fitted kitchen with a range of wall and base units, sink unit. With breakfast bar area, and an access to the rear aspect.

### Lounge

12' 7" x 23' 1" ( 3.84m x 7.04m )

A well-lit room having a window and sliding door to the garden, skylight window. With carpet floor and downstairs toilet.

### W/C

Wash hand basin and toilet.

## First Floor

### Bedroom 1

12' 7" x 18' 8" ( 3.84m x 5.69m )

With windows to the front & rear.

### En-Suite

Shower unit, wash and basin and toilet.

### Bedroom 2

15' 4" x 11' 1" ( 4.67m x 3.38m )

With windows to the front.

### Bedroom 3

7' 6" x 11' 4" ( 2.29m x 3.45m )

With window to the rear.

### Bathroom

Having a roll top bath with window over, cubical shower, wash hand basin, toilet and towel radiator.

### Garage

27. 9 sq. m.













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](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

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