



Connells

Station View
NUNEATON



Property Description

Positioned within the highly convenient Station View development, this attractive modern home offers spacious accommodation and a stylish finish throughout.

Perfectly suited to professionals, commuters, or families, this property combines contemporary design with easy access to Nuneaton town centre and Nuneaton train station, both just a short stroll away.

Highly sought-after location just minutes from Nuneaton town centre and its wide range of shops, restaurants, and amenities. Ideal for commuters with Nuneaton Railway Station only a short walk away, offering direct links to Birmingham, Coventry, and Leicester.

Excellent road connections via A444, A5, M69, and M6, making travel across the Midlands simple and efficient. Local parks and green spaces nearby, including Riversley Park, perfect for walks and leisure. Well-regarded local schools within easy reach.

A stylish and well-connected home offering modern living in a prime location - ideal for buyers seeking a low-maintenance lifestyle with everything on their doorstep.



Ground Floor

Entrance Hallway

13' x 6' 3" (3.96m x 1.91m)

Lounge

13' 5" x 14' 5" (4.09m x 4.39m)

Kitchen

12' 2" x 6' 5" (3.71m x 1.96m)

W/C

5' 2" x 2' 5" (1.57m x 0.74m)

First Floor

Bedroom 1

13' 4" x 9' (4.06m x 2.74m)

Bedroom 2

13' 5" x 11' 7" (4.09m x 3.53m)

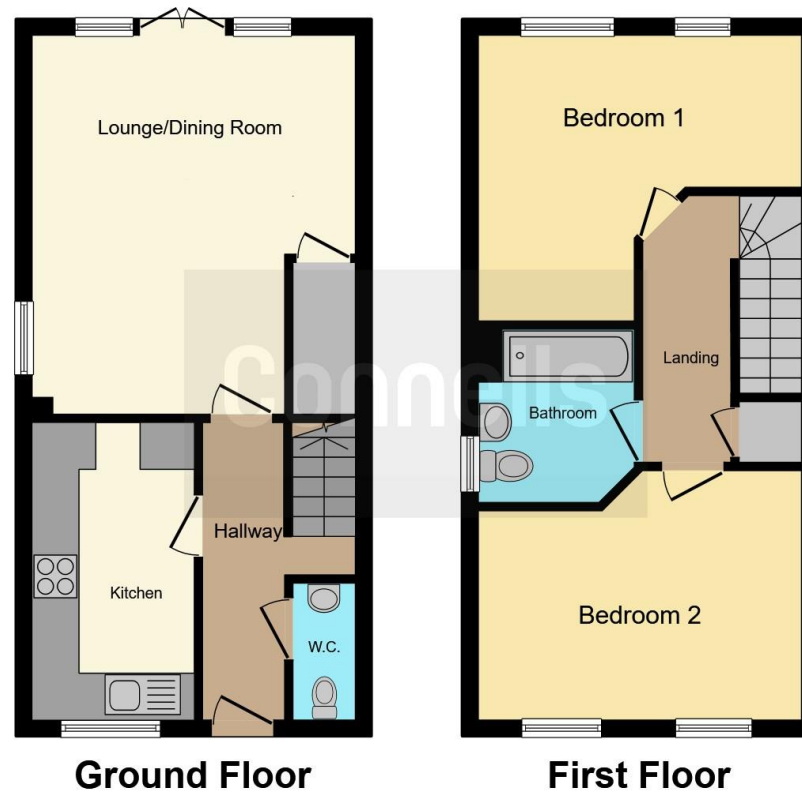
Bathroom

6' 5" x 6' 1" (1.96m x 1.85m)









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
 HINCKLEY LE10 1DD

EPC Rating: B

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/HIN313575

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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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