



Connells

Watersbridge Gardens
Nuneaton



Property Description

Family Home in a Popular Residential Development

Situated within a well-regarded residential development, ideal for first-time buyers or investors. The property benefits from a practical layout, private outdoor space, allocated parking and excellent access to local amenities and commuter routes.

Located in a popular and well-established residential area. Close to local shops, schools and everyday amenities. Easy access to Nuneaton town centre, offering retail, dining and leisure facilities. Excellent commuter links via the A444, A5, M6 and M69. Convenient access to Nuneaton railway station and nearby bus routes. Close to parks and green spaces, perfect for families and outdoor activities.

Fantastic opportunity to secure a well-located home offering comfort, convenience and strong transport links. Early viewing is highly recommended.

Agent's Note

We may not have all material information relating to this property which is sold as seen. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.







To view this property please contact Connells on

T 01455 230523
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88 Castle Street
HINCKLEY LE10 1DD

EPC Rating: D Council Tax
Band: B

Tenure: Freehold

view this property online [connells.co.uk/Property/HIN313801](https://www.connells.co.uk/Property/HIN313801)



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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