



Connells

Atholl Court Heath End Road
Nuneaton



Property Description

Situated in a convenient location, Atholl Court offers comfortable living with excellent access to local amenities, schools, and transport links. This property is an ideal choice for professionals, first-time buyers, or investors seeking a well-connected base in Nuneaton.

The property benefits from its proximity to local shops, supermarkets, and eateries, ensuring all daily necessities are within easy reach. Nuneaton town centre, just a short drive or bus ride away, provides a wider range of shopping, dining, and leisure options, including the Ropewalk Shopping Centre.

Transport links from Heath End Road are excellent. The property is well-connected to the A444, A5, and M6, providing easy access to Coventry, Birmingham, and other nearby towns. Nuneaton railway station is also close by, offering regular services to major cities such as Birmingham and London, making it an ideal choice for commuters.

With its blend of modern convenience, strong transport links, and access to local amenities, it presents an excellent opportunity for comfortable living in a sought-after area of Nuneaton.



Entrance Hall

The property has a door leading into the private entrance hallway which has double built-in storage cupboard and access to accommodation.

Lounge / Diner

15' 9" x 11' 7" (4.80m x 3.53m)

With two UPVC windows to the front elevation and radiator.

Kitchen

9' 9" x 5' 6" (2.97m x 1.68m)

Having a modern range of wall and base units, working surfaces over with an inset sink unit, cooker hood, electric oven and hob, central heating boiler and space for fridge freezer.

Bedroom One

9' 2" x 11' 7" (2.79m x 3.53m)

With UPVC window to the rear elevation and radiator.

Bedroom Two

9' 5" x 6' 4" (2.87m x 1.93m)

With UPVC window to the rear elevation and radiator.

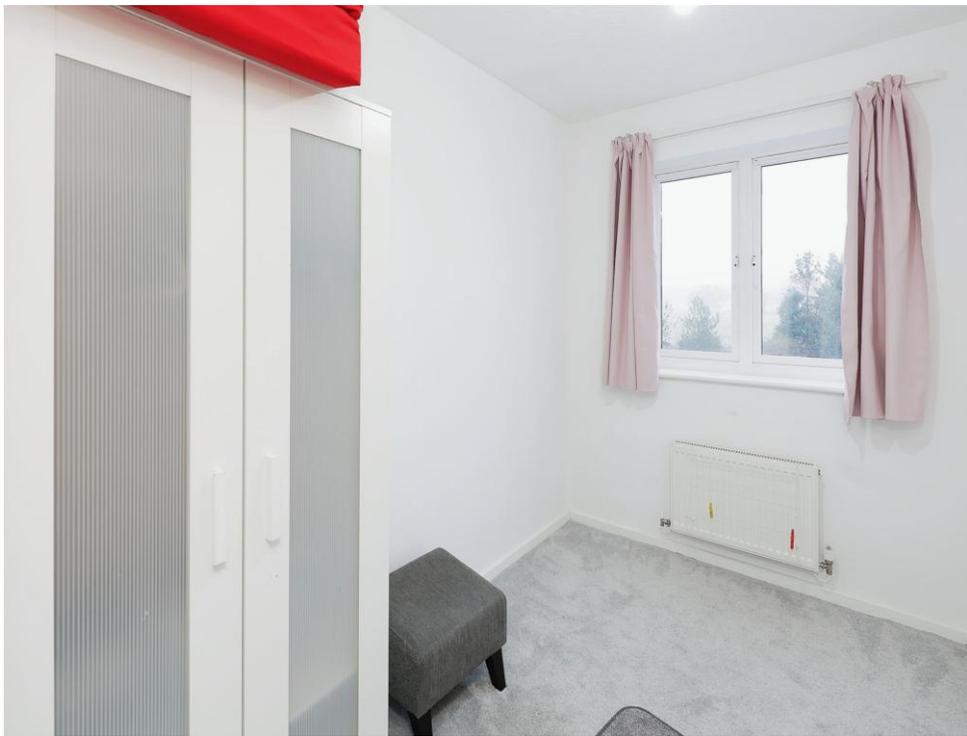
Bathroom

Having bath, wash hand basin and WC. The bath has shower over with ceramic tiling, radiator, and extractor fan.

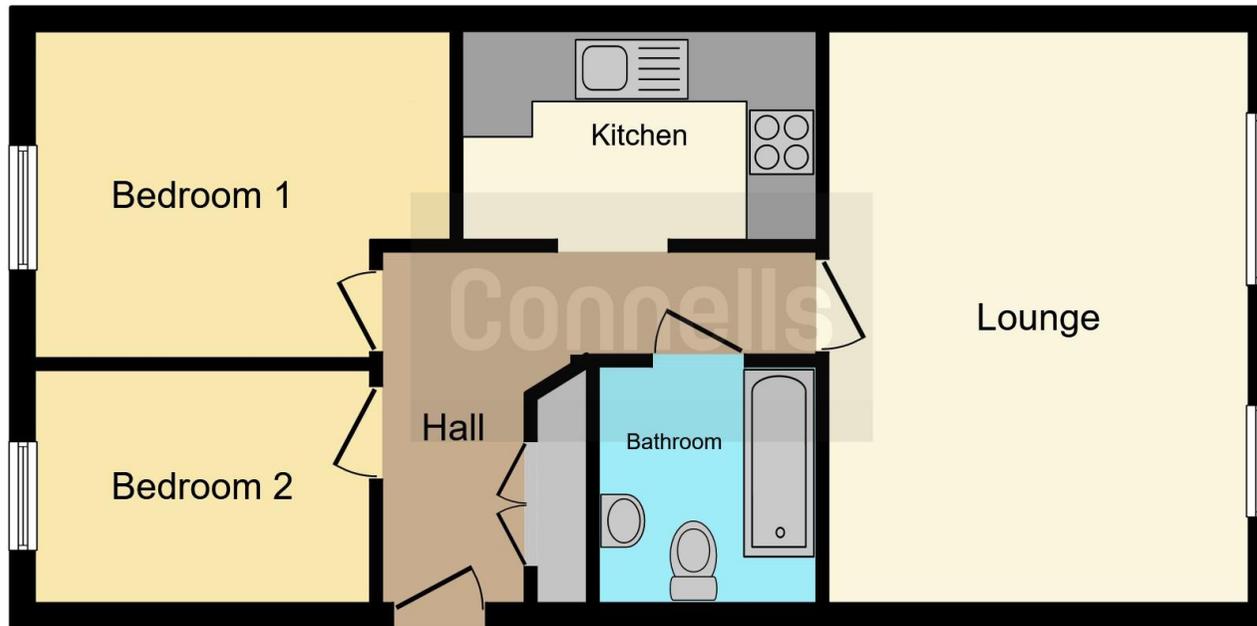
To The Outside

There is a large area to the rear of the property with one allocated parking space and visitor spaces.









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

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

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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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