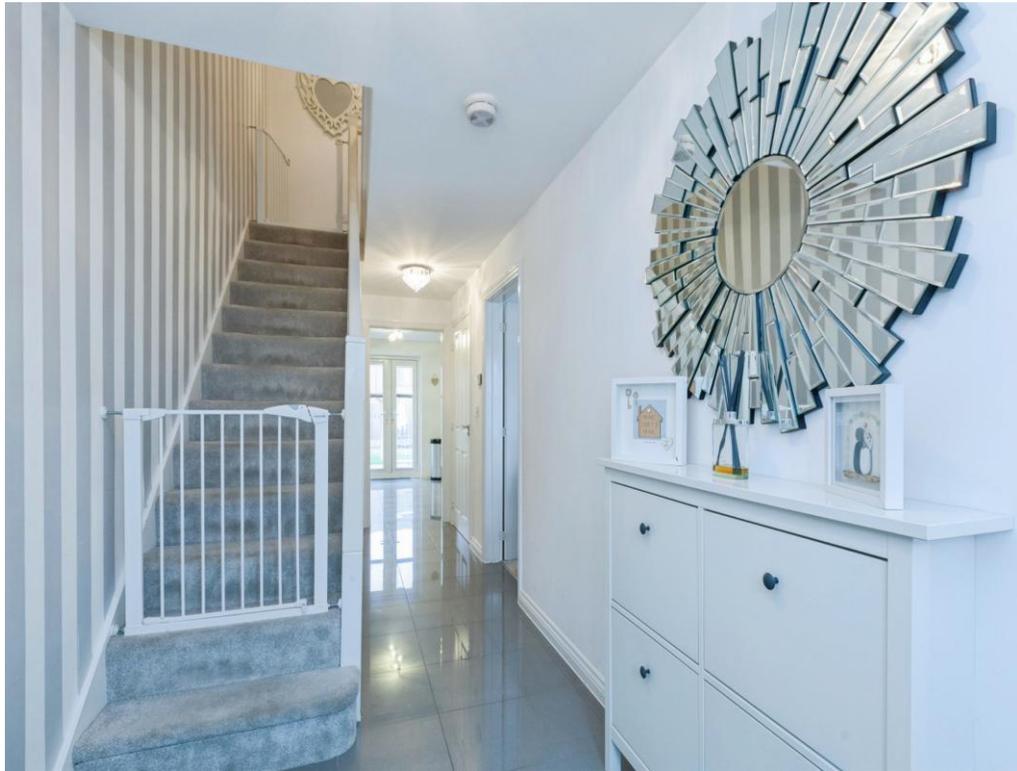




Connells

Duckpond Lane
Nuneaton



Property Description

Attractive Home in a Pleasant Residential Setting

Situated in a popular residential area of Nuneaton, offers well-proportioned and comfortable accommodation ideal for families, first-time buyers, downsizers or investors.

The property enjoys a convenient location close to local amenities, schools and excellent transport links.

Located within a well-established residential neighbourhood. Close to local shops, schools and everyday amenities.

Convenient access to Nuneaton town centre, offering a wide range of retail, dining and leisure facilities.

Excellent commuter links via the A5, A444, M6 and M69. Nearby bus routes and easy access to Nuneaton railway station. Close to parks and green spaces, ideal for outdoor recreation.

Offers a fantastic opportunity to purchase a well-located home combining comfort, convenience and strong transport connections. Early viewing is highly recommended.



Ground Floor

The property is entered via the hallway, leading into a bright and comfortable lounge to the front of the home. To the rear, the property opens into a generous kitchen/dining room, providing an ideal space for cooking, dining and entertaining, with access to a utility area and ground floor W.C.

First Floor

Upstairs, the first-floor landing gives access to four bedrooms, including a principal bedroom with en-suite, alongside a modern family bathroom serving the remaining rooms.

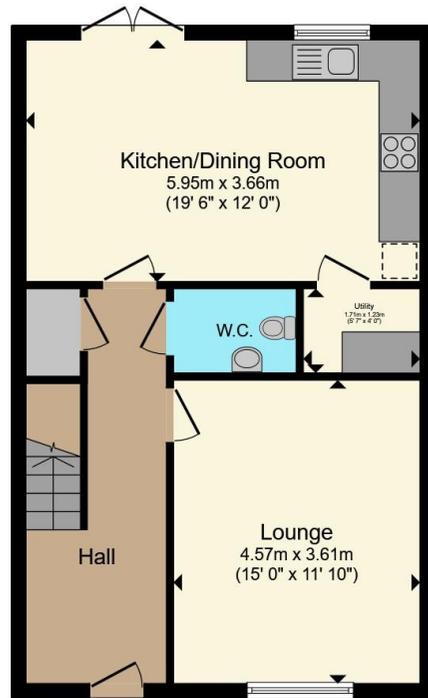
Outside

Externally, the property benefits from a private rear garden and a separate garage with driveway, providing useful storage and additional parking.

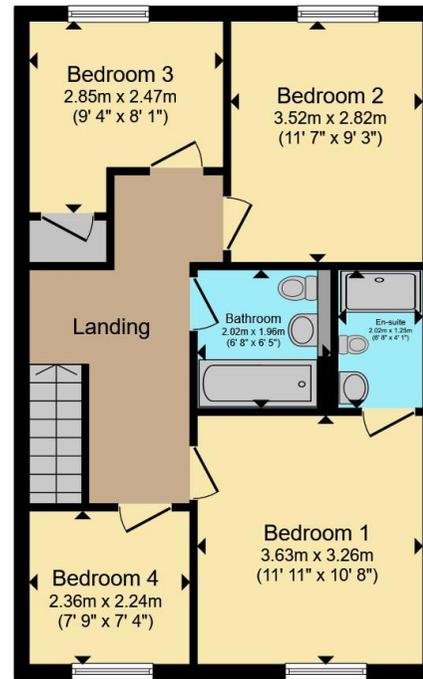




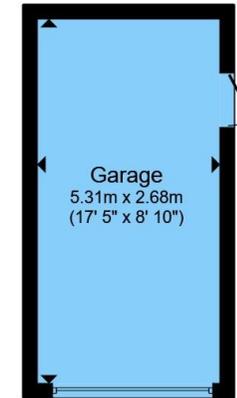




Ground Floor



First Floor



Garage

Total floor area 122.4 m² (1,317 sq.ft.) approx

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.propertybox.io



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: D

Tenure: Freehold

view this property online connells.co.uk/Property/HIN313812



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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