



**Connells**

Kingswood Road  
Nuneaton



### Property Description

Well-Presented Home in a Convenient and Well-Connected Location

Situated along the popular Kingswood Road, this well-maintained property offers comfortable and practical living space, ideal for first-time buyers, families, or investors.

With generous room sizes and excellent access to local amenities, this home combines everyday convenience with a well-established residential setting.

Located in a well-established residential area close to local shops and services. Easy access to Nuneaton town centre, offering a wide range of retail, dining and leisure facilities. Well placed for local schools and everyday amenities.

Excellent transport links via the A444, A5, M6 and M69, ideal for commuters. Regular bus routes nearby and convenient access to Nuneaton railway station. Close to local parks and green spaces.

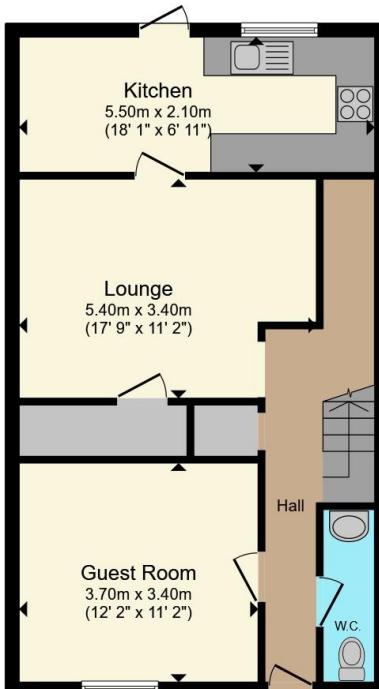
Offers a great opportunity to secure a well-located home with comfortable living space and strong transport links-ideal for a range of buyers.



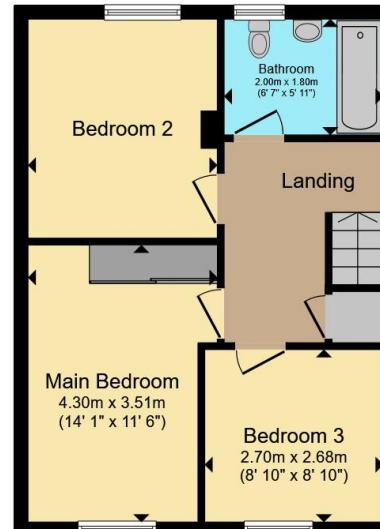








**Ground Floor**



**First Floor**

Total floor area 97.9 m<sup>2</sup> (1,054 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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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88 Castle Street  
HINCKLEY LE10 1DD

EPC Rating: C    Council Tax  
Band: A

**view this property online [connells.co.uk/Property/HIN313587](http://connells.co.uk/Property/HIN313587)**

Tenure: Freehold



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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