



1 Russett Avenue, Nuneaton, CV11 6YW

£465,000

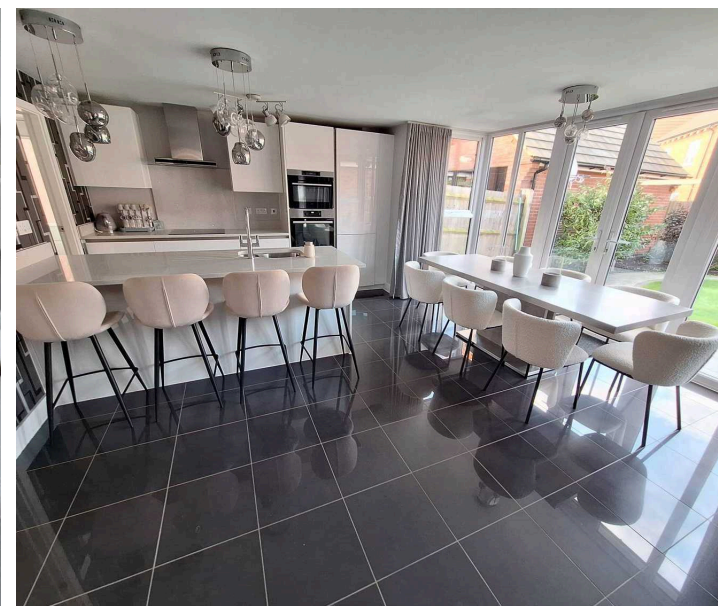


# 1 Russett Avenue,

Nuneaton, CV11 6YW

- Four Bedrooms, Master with En-suite
- Living Room
- Study
- Kitchen/Diner
- Utility Room
- Downstairs WC
- Bathroom
- Garden & Garage & Driveway
- Freehold
- EPC B (84)
- Council Tax Band E

Beautifully presented four bedroom detached family home. The accommodation features: entrance hall, living room, kitchen/diner, utility room, downstairs WC, four bedrooms, master bedroom with en-suite shower room, family bathroom. Externally there is an enclosed garden to the rear with garage and off road parking to the side of the property.



## On the ground floor

### Entrance Hall

Door to front, stairs to first floor, door to lounge, kitchen/diner, study & WC.

### Lounge

Double glazed window to front, fire place, TV point, radiator.

### Study

Double glazed window to front, radiator.

### W.C

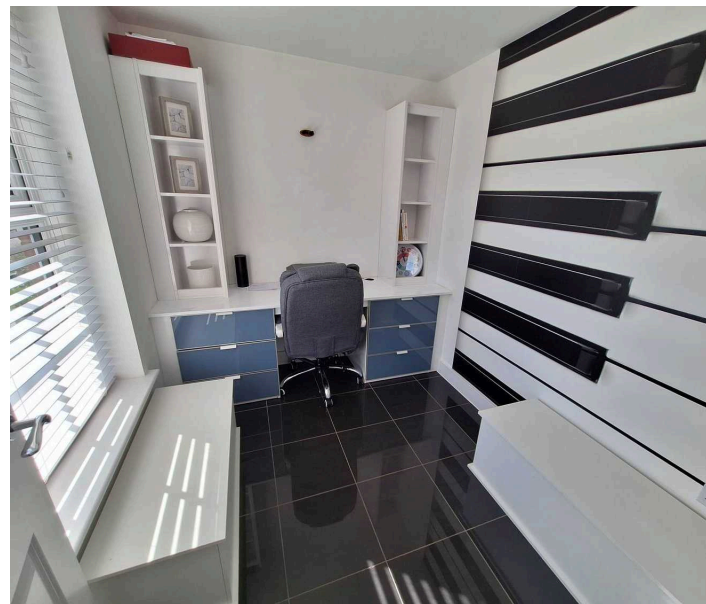
Low level WC, wash hand basin, radiator.

### Kitchen/Family/Dining Room

Impressive 26ft open plan room with windows and doors to rear garden, fitted kitchen with integrated appliances, one and quarter bowl stainless steel sink and drainer with mixer tap, integrated four ring electric hob with cooker hood, integrated double oven, integrated fridge/freezer, integrated wine cooler, dining area with TV point & radiator.

### Utility

Opaque double glazed window to side, plumbing for washing machine and space for tumble dryer, wall mounted gas central heating.



## On the first floor

### Landing

Doors to bedrooms and bathroom.

### Master Bedroom

Double glazed windows to front, dressing area with built in wardrobes, radiator, door to en-suite shower room.

### En-suite

Opaque double glazed window to side, shower cubicle with mains shower, low level WC, wash hand basin, radiator.

### Bedroom 2

Double glazed window to rear, built in wardrobe, radiator.

### Bedroom 3

Double glazed window to rear, built in wardrobe, radiator.

### Bedroom 4

Double glazed window to front, built in wardrobe, radiator.

### Bathroom

Opaque double glazed window to rear, panelled bath with mixer shower, separate shower cubicle, low level WC, wash hand basin, radiator.

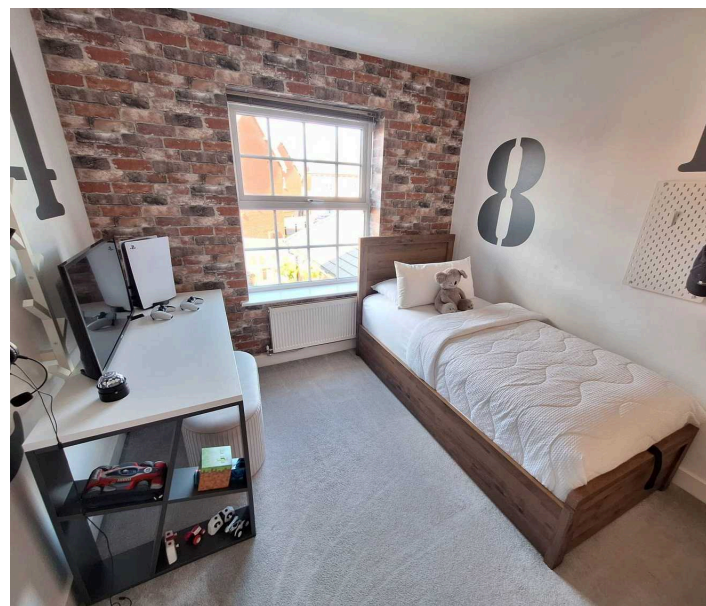
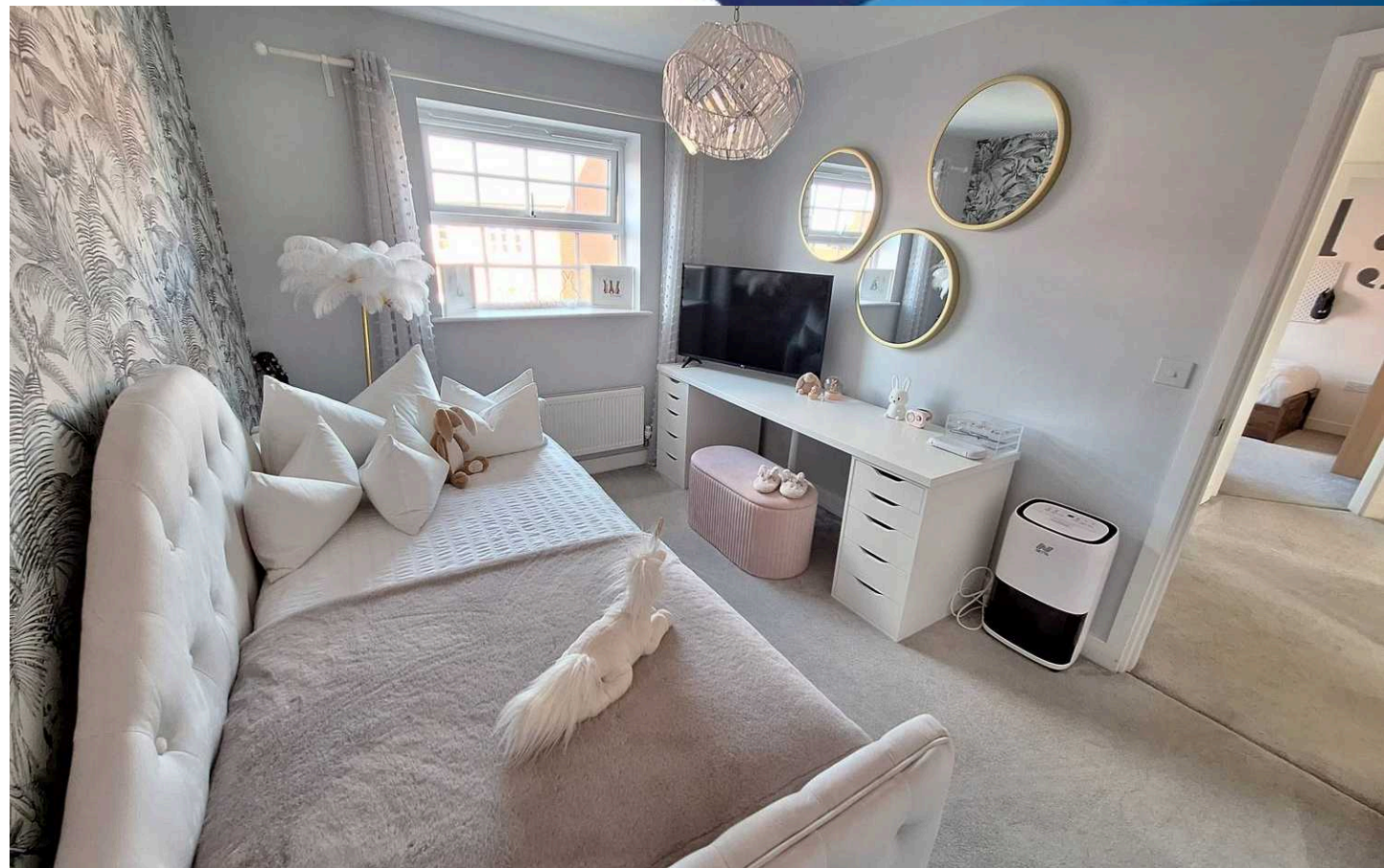
### Rear Garden

Patio area leading to circular lawn area with flower beds on either side with plants, bushes and flowers, enclosed by timber fence boundary.

### Garage

Single garage with up & over door to the side of the property and parking spaces to the front of the garage.

N.B. Meadfleet Open Space Management charge of £85.76 for period 01/02/2024 to 31/07/2024. This must be confirmed with Meadfleet as the figure may have changed since last invoice received.



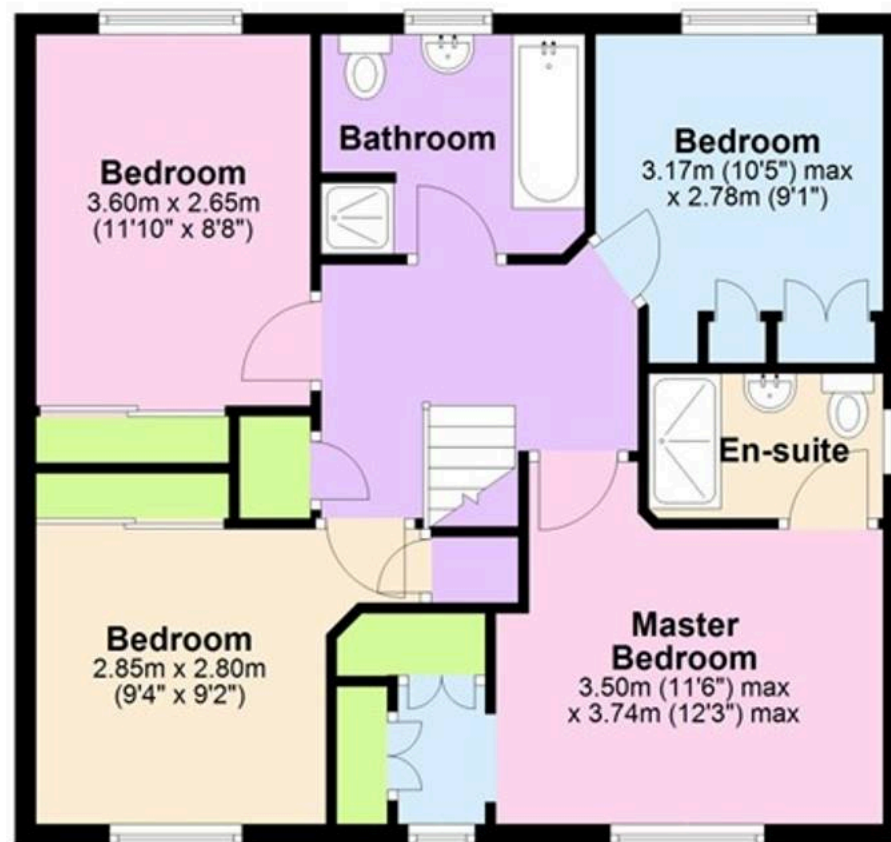
## Ground Floor

Approx. 67.6 sq. metres (727.8 sq. feet)



## First Floor

Approx. 62.4 sq. metres (671.5 sq. feet)



Total area: approx. 130.0 sq. metres (1399.2 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

### Special Note

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. 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.

### Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

The logo for Cartwright Hands is a rounded rectangle divided into two horizontal sections. The top section is red with the word 'cartwright' in white lowercase letters. The bottom section is blue with the word 'hands' in white lowercase letters.

cartwright  
hands

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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.