





**71 Roman Avenue,**  
Offers Over £390,000

 4  2

Built in 2022 by Redrow Homes, this Marlow-design detached home offers spacious, high-spec living. | Located in Heritage Fields, it features a stylish lounge, open-plan kitchen/dining area, and four double bedrooms. | The principal bedroom boasts an en-suite, while a private south-facing garden, driveway, and garage complete this exceptional family home.

**Floor Area**  
1507 sq. ft.


**Tenure**  
Freehold

**Service Charge**  
£0 per annum

**Ground Rent**  
£0 per annum

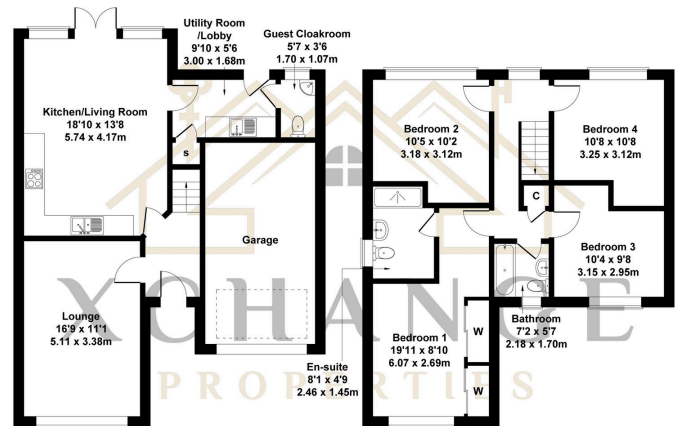
- Built in 2022 by Redrow Homes (Marlow design)
- Spacious lounge and open-plan kitchen/dining area
- Four double bedrooms with fitted wardrobes
- Private south-facing rear garden
- EPC - B
- Sought-after Heritage Fields location
- High-spec kitchen with integrated appliances
- Principal bedroom with en-suite shower room
- Double-width driveway and integral garage
- Council Tax Band - E | Nuneaton & Bedworth Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

### 71 Roman Avenue, Nuneaton, CV11 6AF

Approximate Gross Internal Area  
1507 sq ft - 140 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
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