





47 Russett Avenue,
Guide Price £250,000

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Immaculate three-bedroom home in a sought-after location. | Situated just off the prestigious Long Shoot. | Built by Davidson Homes with contemporary design. | Easy access to the A5 and Horeston Grange amenities. | Two allocated parking bays at the front. | Spacious lounge perfect for relaxation. | Open-plan kitchen/diner with sleek cabinetry and French doors. | Three generous bedrooms with a stylish family bathroom. | Landscaped rear garden with patio and lawn. | Ideal for families and commuters—viewing recommended!

Floor Area
sq. ft.

Tenure
Freehold

Service Charge
£ per annum

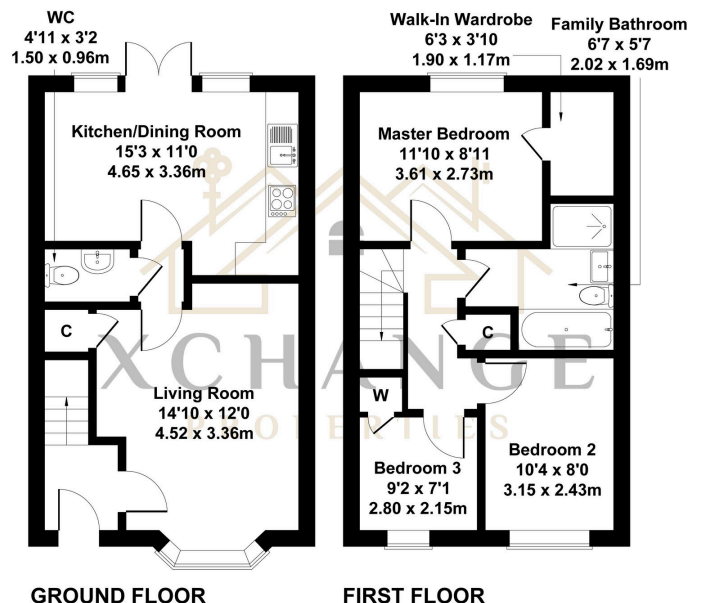
Ground Rent
£ per annum

- Three Well proportioned Bedrooms
- Two Allocated Parking Spaces
- Open Plan Kitchen Diner
- Modern With Sleek Feature Walls
- Council Tax Band - C | Nuneaton & Bedworth Council
- Walk-in-wardrobe To Master
- Set In A Quiet Cul-De-Sac
- Built By Davidson Homes in 2020 (5 Years NHBC Warranty Remaining)
- EPC - B
- Viewing HIGHLY Recommended!



47 Russett Avenue, Nuneaton , CV11 6YW

Approximate Gross Internal Area
807 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2025
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	