

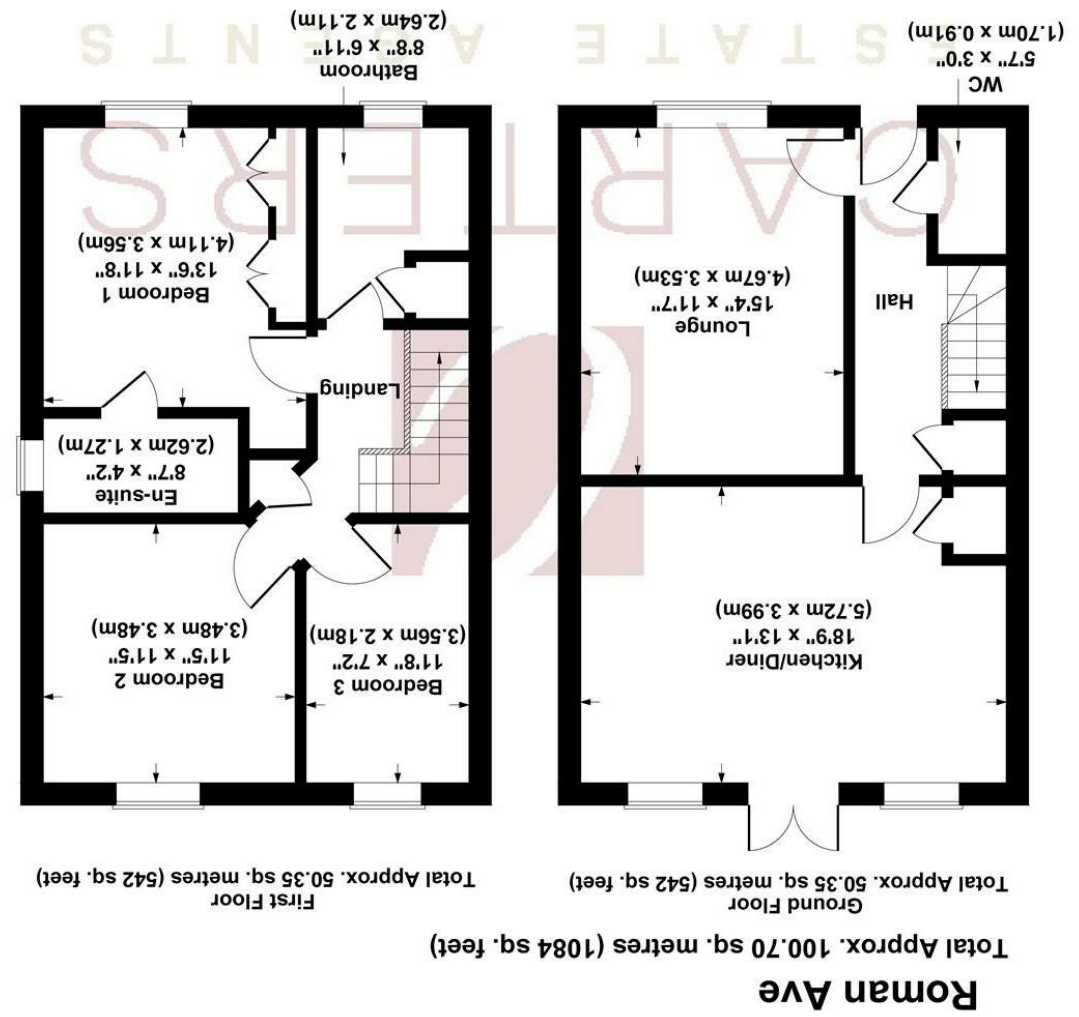


**CARTERS**  
ESTATE AGENTS

16 Roman Avenue  
Nuneaton, CV11 6ZS  
£338,000

3 2 1 B COUNCIL TAX BAND

Floor Plan



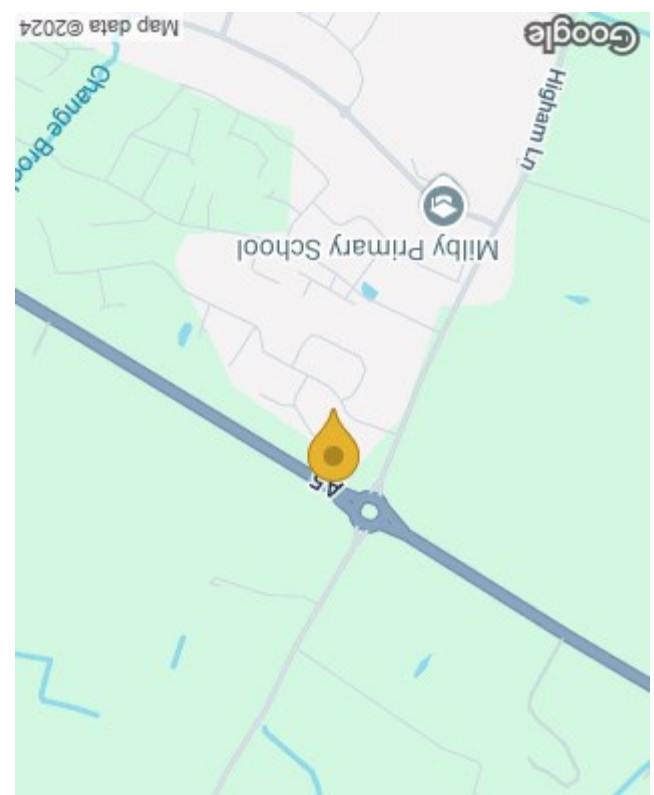
Not to Scale. Produced by The Plan Portal 2024  
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Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales	
EU Directive 2002/91/EC	Current Rating
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A (plus)
(91-100)	A (plus)

Energy Efficiency Graph



Area Map

16 Roman Avenue

Nuneaton, CV11 6ZS

**\*\*STUNNINGLY PRESENTED\*\*HIGHLY SPECIFIED REDROW HOME\*\*NO UPWARDS CHAIN\*\***

Carters proudly presents this impeccably maintained and luxuriously appointed three bedroom detached family home, crafted by the esteemed builders, Redrow Homes. Nestled within a recently built and sought-after development, this property offers the perfect blend of modern living and convenience, with close proximity to local amenities and the A5, providing easy access to the Midlands and motorway network.

Upon arrival, you're greeted by the inviting front entrance door, leading into a welcoming hallway, you'll find access to the lounge, kitchen/diner, and a convenient guest WC. The cosy lounge, positioned at the front of the property, provides an ideal retreat for relaxation. At the rear, the stunning open-plan kitchen/diner beckons, boasting a range of contemporary upgraded kitchen units, complemented by contrasting work surfaces. Bathed in natural light streaming through the double French-style doors leading to the rear patio, this space seamlessly merges indoor and outdoor living, perfect for entertaining guests.



Ascending to the first floor, the main bedroom awaits, adorned with built-in wardrobes and an ensuite featuring a modern suite with a double-width shower. Two additional bedrooms and a family bathroom, also fitted with a modern suite, complete this level's accommodations.

Outside, a Tarmac driveway to the side of the property provides convenient off-road parking, leading to the garage. The landscaped rear garden features a paved patio area leading to a lawn with borders. At the rear of the garden, an extended decking area offers an ideal space for outdoor entertaining, creating the perfect setting for al fresco gatherings.

