



**58 Russett Avenue, Nuneaton, CV11 6YW**

**50% Shared Ownership £130,000**



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**\*\*\* 50% SHARED OWNERSHIP - NO CHAIN - REDUCED FOR QUICK SALE! \*\*\***

RH Homes And Property are offering this modern three bedroom semi detached home situated in the sought after and popular "Manor Fields" development just off The Long Shoot, with access to Nuneaton town centre, local amenities and all the excellent surrounding road , motorway and rail networks.

Briefly comprising; Entrance Hall, Breakfast Kitchen, attractive Lounge, Downstairs w.c. First Floor Landing, Three Bedrooms (Master with recently fitted furniture) and Family Bathroom. Outside there are gardens to front and rear, and good sized driveway offering ample off road parking. Gas Central Heating and UPVC double Glazing.

Can be sold as a 50% or 100% share with Midland Heart.

Council Tax - C

### Entrance Hall

The Entrance Hall has a radiator and doors to all ground floor rooms, stairs off to the first floor landing. Useful store cupboard.

### Downstairs WC

5'11 x 3'2 (1.80m x 0.97m)

having a two piece suite comprising a low level w.c. and wash hand basin, radiator and extractor fan.

### Kitchen

12'8 x 9'7 (3.86m x 2.92m)

Fitted with a good range of wall and base level units and drawers with work surfaces over, inset oven, hob and hood over. Stainless steel sink and drainer, plumbing for a washing machine and slimline dishwasher, radiator, wall mounted Ideal central heating boiler, and double glazed window to the front elevation.

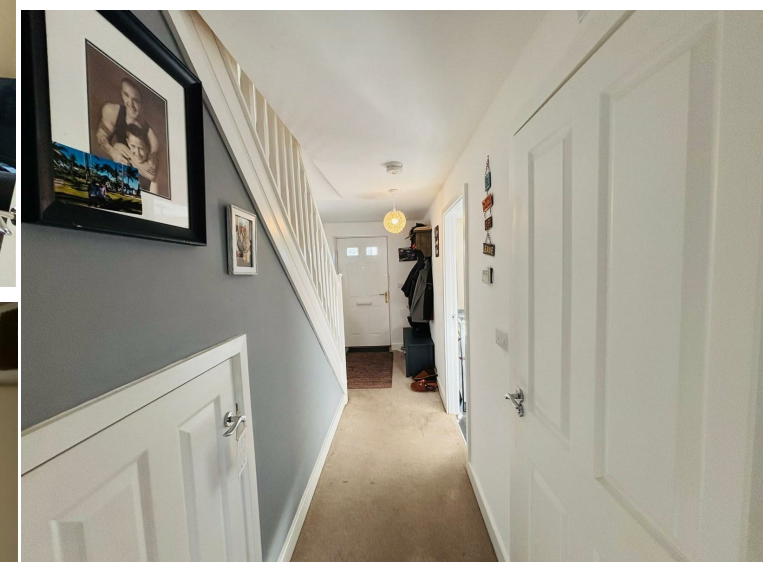
### Lounge

16'8 x 9'11 (5.08m x 3.02m)

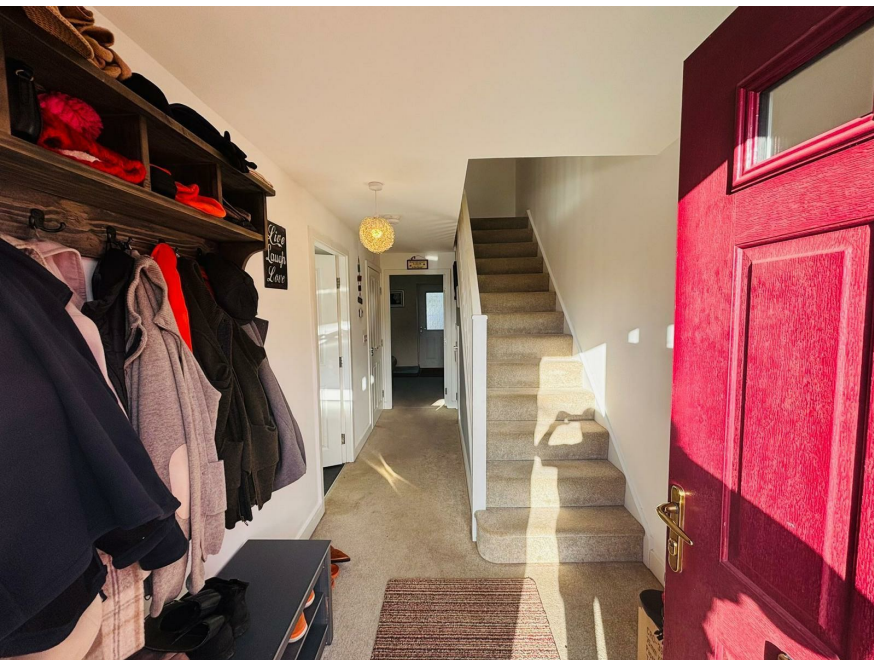
UPVC double glazed window and door overlooking the rear gardens, radiator, and store cupboard.

### Landing

With an airing cupboard, and access to :







### Bedroom One

12'7 x 8'6 (3.84m x 2.59m)

UPVC double glazed window to the rear elevation, a range of recently fitted wardrobes set fully along one wall, and radiator.

### Bedroom Two

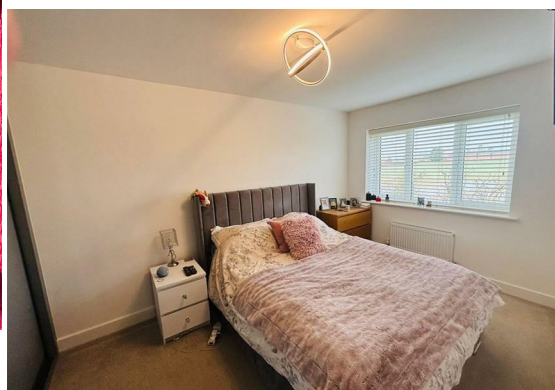
11'6 x 9'8 (3.51m x 2.95m)

UPVC double glazed window to the front elevation and radiator.

### Bedroom Three

7'11 x 7'11 (2.41m x 2.41m)

UPVC double glazed window to the rear elevation and radiator.



### Bathroom

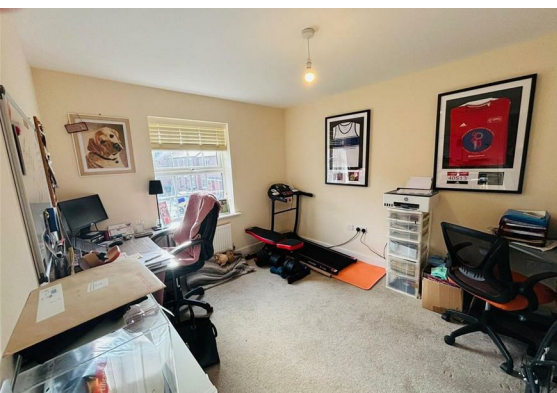
6'8 x 5'7 (2.03m x 1.70m)

Having a three piece suite comprising a bath with shower over, wash hand basin, and low level w.c., Radiator, extractor fan and UPVC double glazed window to the front elevation.

### Outside

### Lease and Charges

If wishing to purchase at 50% with Midland Hart - The on going rent is 410.86 and the lease is 125 years granted from 5th March 2021.

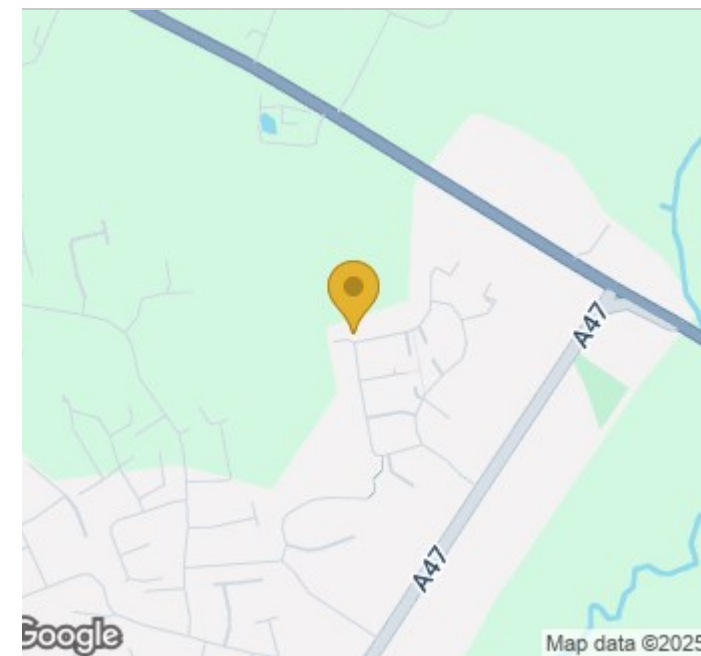




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Total Area: 84.1 m² ... 906 ft²

All measurements are approximate and for display purposes only



## Viewing

Please contact our RH Homes and Property Office on 01455 633244 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		<b>96</b>
(81-81) <b>B</b>	<b>84</b>	
(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		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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