

Seaford Avenue, Nottingham, Nottinghamshire NG8 1LB



Asking Price £295,000 Freehold



AN IDEAL FOREVER HOME - Are you looking for a property that will offer you a GREAT LOCATION, SPACIOUS ACCOMMODATION and something that you could see yourself in for a long time? This is that property. Well positioned for FANTASTIC schools, QMC hospital, Wollaton Park, the Ring Road and City Centre and University. The property offers WELL APPOINTED rooms, flexible living, SOUTH FACING GARDENS and our recommendation is EARLY VIEWING TO AVOID DISAPPOINTMENT

BELVOIR!

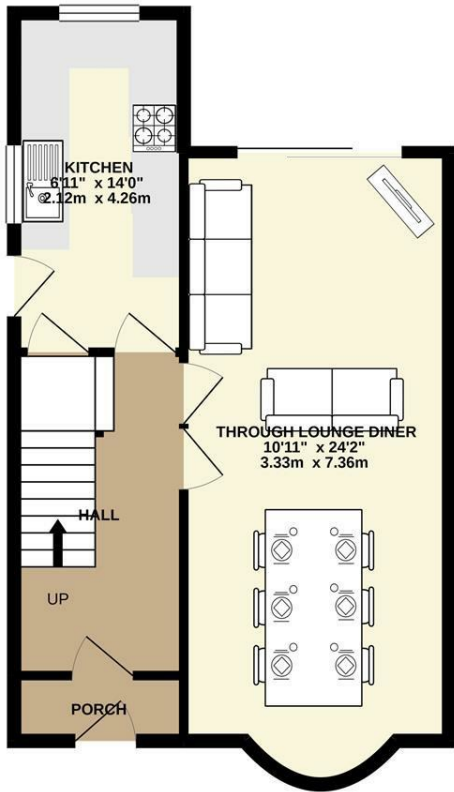
Nottingham Sales
notts-sales@belvoir.co.uk
01158248800

ACCOMMODATION

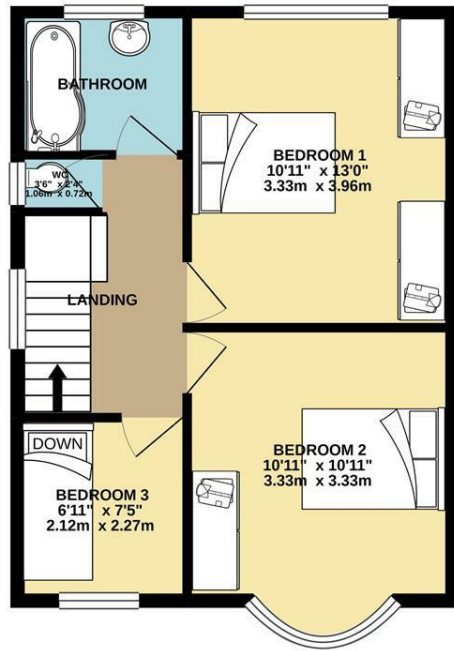
Entrance Porch and Hallway with laminate flooring
Through Lounge Dining Room with doors to the rear gardens and Bay window to the front
Fitted Kitchen with lots of storage and space for lots of appliances
Landing giving access to the bedrooms, bathroom and wc
Two Double Bedrooms and a Good Sized Single Bedroom
Refitted Bathroom and Separate WC
Double Glazing and Gas Central Heating
Block Paved Extended Driveway and Patio
South Facing Rear Gardens
Detached Garage



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



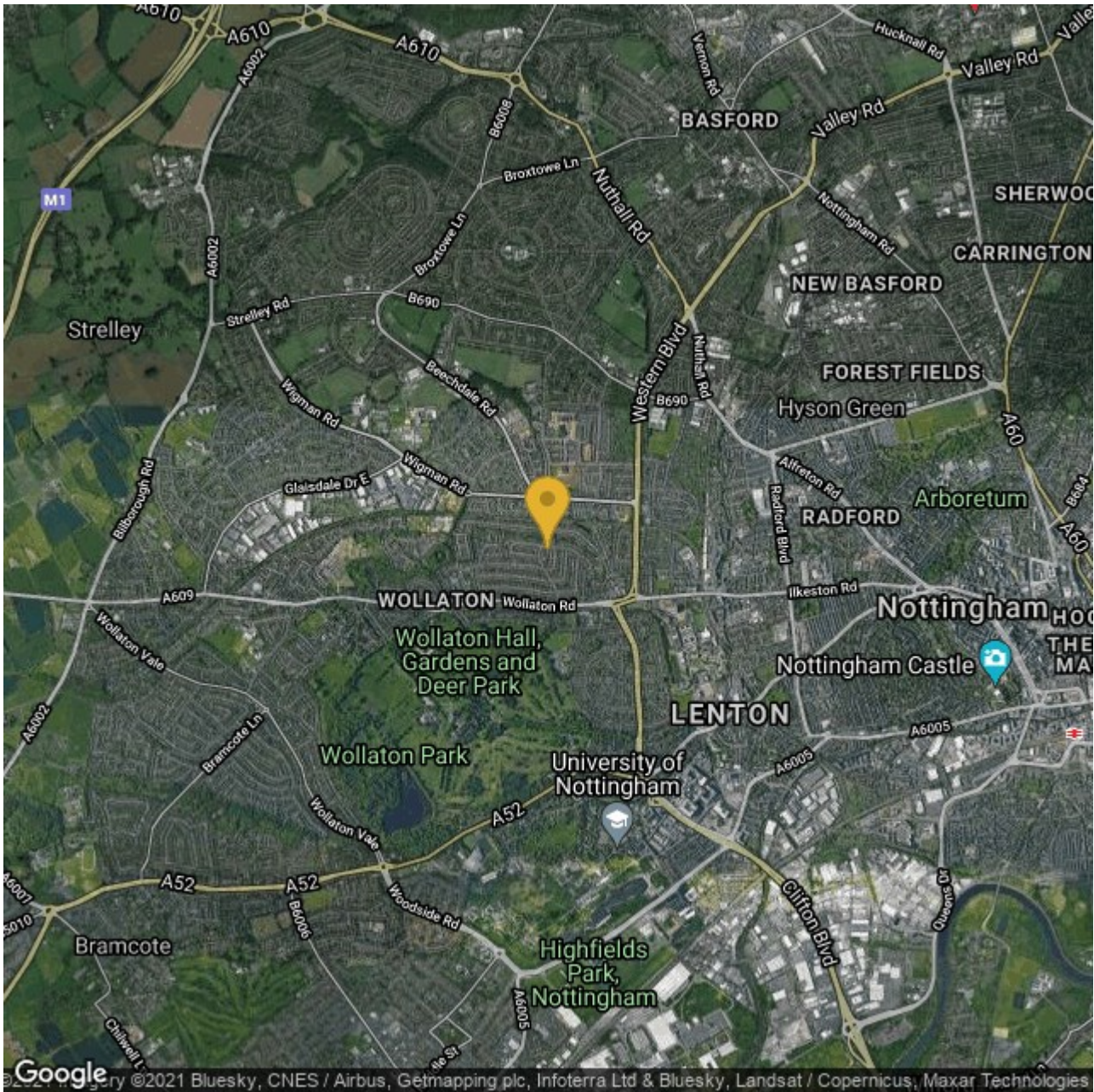
1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	