



131 Vernon Avenue, Old Basford – NG6 0AP

Guide Price **£160,000**

DavidJames
the estate agent



131 Vernon Avenue

Old Basford, Nottingham

GUIDE PRICE - £160,000 - £170,000 Mid-terrace extended house with no upward chain and close to local amenities, bus and tram links. 2

reception rooms, bright & spacious dining/kitchen, 2 double beds and NW-facing rear garden!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Mid-terrace extended house with no upward chain
- Ideally located for access to a range of local amenities and public transport links
- Perfect for first-time buyers, professionals or investors
- Lounge with feature fireplace and wood effect flooring
- Bright and spacious dining/kitchen with skylights
- Study with feature French doors overlooking the rear garden
- Two double bedrooms (second bedroom with fitted wardrobes)
- White three-piece bathroom suite (with space for a separate shower enclosure)
- Hard landscaped westerly-facing rear garden
- Good sized cellar (ideal for extra storage)







Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

75.6 m²

815 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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