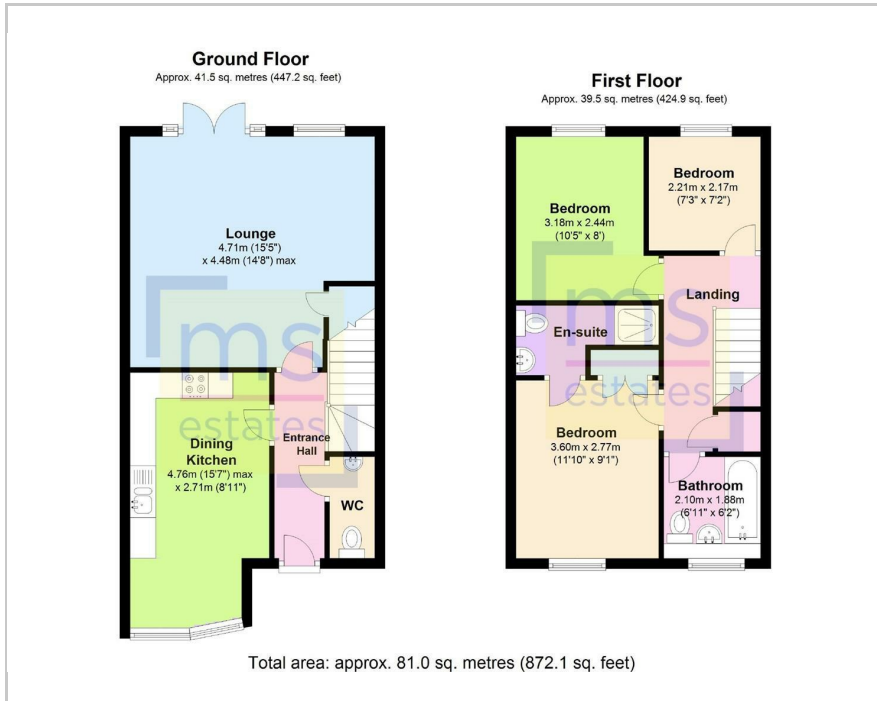




10 Nazareth Road, Nottingham, NG7 2TP  
£275,000



## Floor Plan



- Supberb 3 bedroom property close to the QMC and UoN.
- Located in a quiet private estate.
- Close to local amenities.
- 2 double bedrooms & 1 single bedroom.
- 1 main bathroom, 1 en-suite & separate downstairs WC.
- Patioed Garden.
- Large Living Room.
- Double Glazing.
- Gas Central Heating.
- 5 Minute Walk to QMC.



## Area Map



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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	

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.

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