

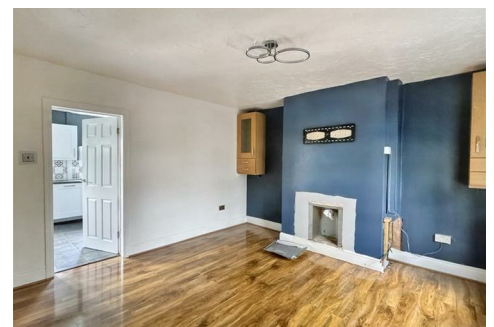


The
**Property
Selling**
company™

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55 Central Avenue, Nottingham, NG15 7JH

Offers over £170,000

We are pleased to present to the market this THREE bedroom semi detached house.

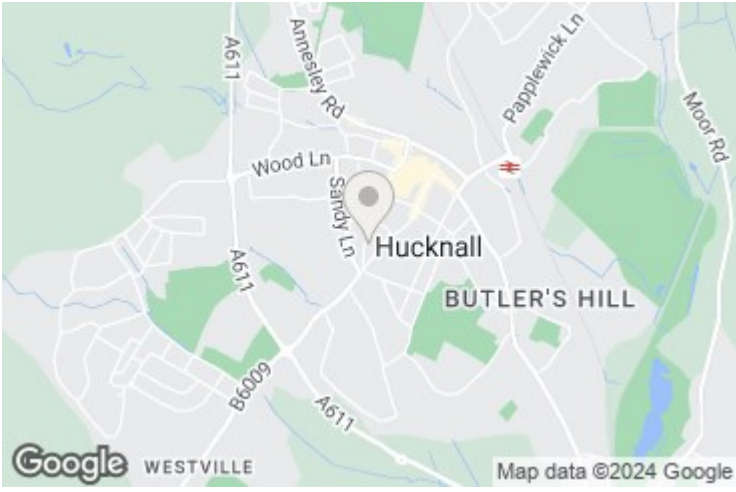
Requiring some selective updating this property could be perfect for a first time buyer or someone looking to invest!

Perfectly located in Hucknall which offers excellent tram, bus and train links into Nottingham as well as good road links to junction 26 and junction 27 of the M1. The property comprises:

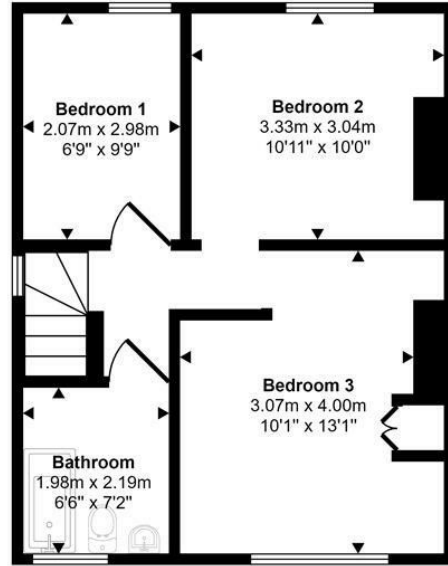
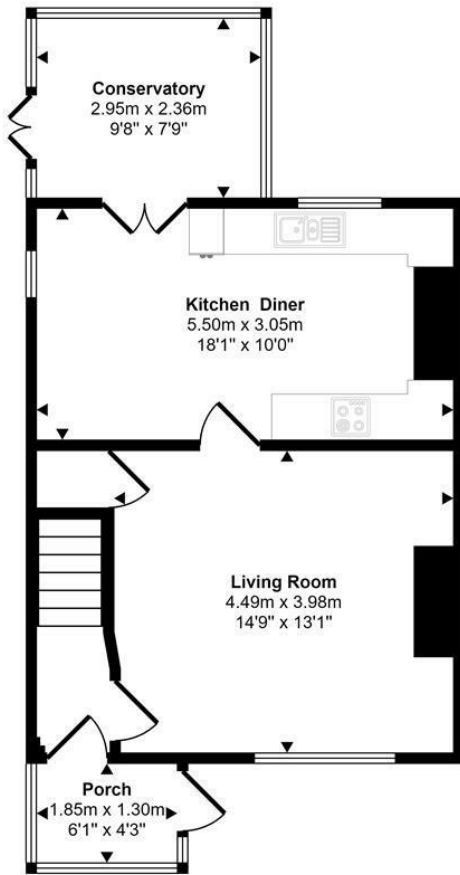
Ground Floor Living Room (4.4m x 3.6m), Dining Room (3.5m x 2.8m), Kitchen (3.6m x 2.0m), Shower Room.
First Floor Bedroom (4.3m x 4.1m), Bedroom (3.6m x 2.8m), Bedroom (3.6m x 2.6m), Bathroom (2.5m x 1.6m) sep w.c.

Outside Situated on a large plot, ample parking and a low maintenance garden.

Call the office today to get a viewing!!!



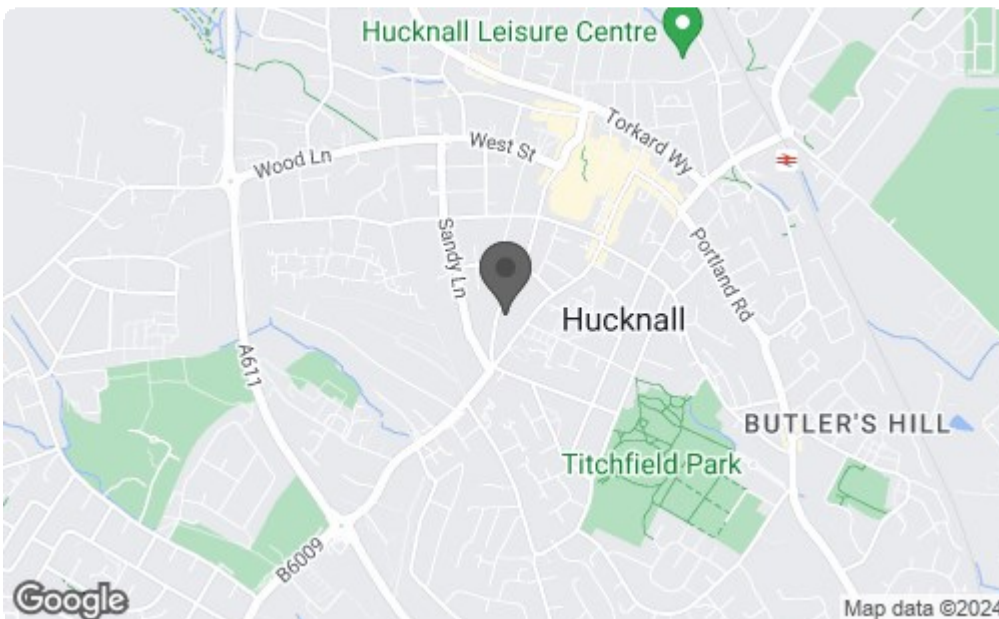
Approx Gross Internal Area
89 sq m / 962 sq ft



First Floor
Approx 40 sq m / 429 sq ft

Ground Floor
Approx 50 sq m / 533 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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