



3 Bedrooms

House

£1,150

Located in

Nottingham



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# 86 Heatherley Drive

Nottingham | | NG6 0FN



New to the market! Welcome to Hatherley Drive - this well-presented three-bedroom house is located in the popular residential area of Basford, Nottingham offering convenient access to local amenities, schools and excellent transport links into the city centre.

The property comprises a spacious living room, a modern fitted kitchen with ample storage and a separate dining area ideal for families or entertaining. Upstairs there are two generous double bedrooms and a well-proportioned single bedroom along with a contemporary family bathroom.

Externally the property benefits from a private rear garden perfect for outdoor use as well as a driveway and garage providing off-street parking and additional storage.

Situated close to shops, supermarkets, parks and tram links this home is ideal for families, professionals or sharers seeking comfortable living in a well-connected location.

#### Key Features:

Three bedrooms

Spacious living accommodation

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£1,150



## Council Tax Band B

### Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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

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