



Three Bedroom Semi-Detached House located in Trowell.

Asking Price Of
£280,000

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M | **MERRITT ESTATES**
SALES, LETTINGS & PROPERTY MANAGEMENT

7 Haynes Avenue Trowell Nottingham NG9 3NY



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PROPERTY SUMMARY

Merritt Estates are delighted to present this immaculate three-bedroom semi-detached home, ideally situated in a highly sought-after location offering convenient access to public transport, green spaces, and popular walking and cycling routes.

The property features three well-proportioned bedrooms, providing the perfect space for first-time buyers and young families. Each room has been thoughtfully designed to create a warm and inviting atmosphere.

At the heart of the home lies a spacious, open-plan kitchen and dining area, filled with natural light. The stylish central island makes this space perfect for modern living and entertaining guests.

A welcoming reception room provides a comfortable setting for relaxation, complete with a charming fireplace that adds character and warmth to the space.

The home also benefits from a well-appointed bathroom, combining practicality with contemporary design.

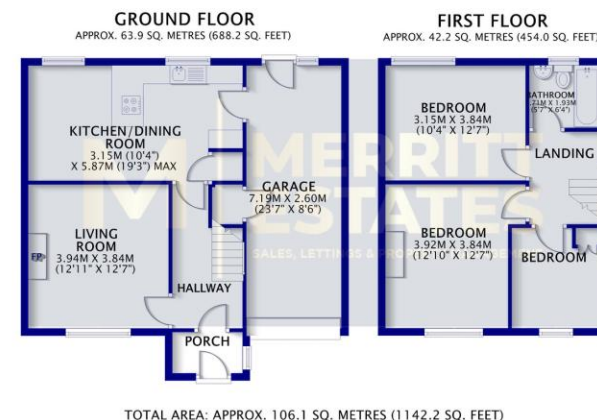
Externally, the property offers a beautifully maintained garden, providing a peaceful outdoor retreat. A private parking space adds further convenience and peace of mind.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).

Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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