



**Welstead Avenue, Nottingham NG8 5NS**

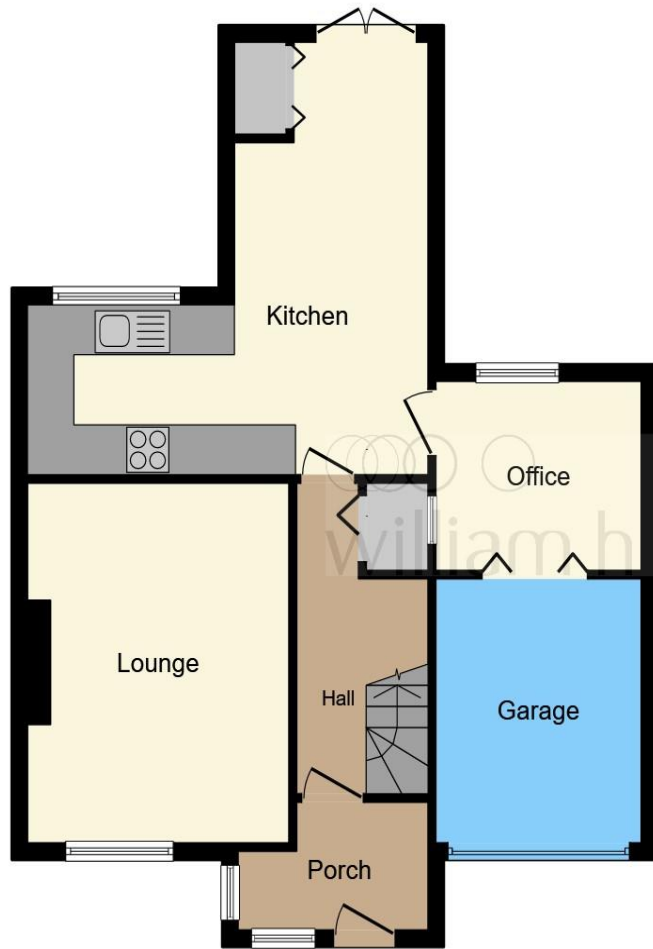


**welcome to**

**Welstead Avenue, Nottingham**

**\*\*IDEAL FIRST TIME BUY OR FAMILY HOME\*\*** SEMI-DETACHED TWO BEDROOM property on Welstead Avenue. ENCLOSED REAR GARDEN and OFF-STREET PARKING via GATED DRIVEWAY. TWO RECEPTION ROOMS & MODERN KITCHEN DINER. Bulwell rail station LESS THAN TWO MILES AWAY.





**Ground Floor**



**First Floor**

**Living Room**

11' 4" MAX x 13' 5" MAX ( 3.45m MAX x 4.09m MAX )

**Kitchen Diner**

6' 2" MAX x 18' 1" MAX ( 1.88m MAX x 5.51m MAX )

**Bedroom One**

11' 5" MAX x 11' 1" MAX ( 3.48m MAX x 3.38m MAX )

**Bedroom Two**

9' 6" MAX x 9' 3" MAX ( 2.90m MAX x 2.82m MAX )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Welstead Avenue, Nottingham

- Council Tax Band: A
- TWO BEDROOMS
- SEMI-DETACHED PROPERTY
- OFF-STREET PARKING VIA GATED DRIVEWAY
- GARAGE STORAGE SPACE

Tenure: Freehold EPC Rating: E

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS118620](https://williamhbrown.co.uk/Property/NVS118620)



Property Ref:  
NVS118620 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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