

# 1 St Mawes Avenue

Nottingham  
NG11 7BX

Guide Price £360,000 to £365,000



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Location



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0115 841 1155



- Detached house
- 3 Bedrooms
- Separate kitchen
- Complete chain
- South facing garden
- Garage
- Driveway
- EPC - TBC
- Council tax - Band C
- Tenure - Freehold

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 fhp.living  
fhpliving.co.uk

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## Key Features

FHP Living are delighted to offer to the market this wonderful 3-bedroom detached family home. Located in this desirable location and within the catchment area of sought after schools, close to amenities and good transport links including the tram and local buses.

The house has been well cared for and is presented in good condition. The accommodation comprises entrance porch, hallway, WC, living room with bay window, dining room with French doors onto the patio, separate kitchen and WC. To the first floor there are three bedrooms and family bathroom with bath and separate walk in shower.

Outside to the front is a driveway that leads to a detached garage. To the rear of the house is a patio and south facing garden that is laid mainly to lawn with mature shrubs around the border.

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.



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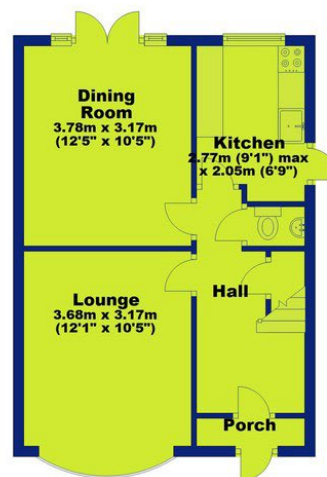


Contact

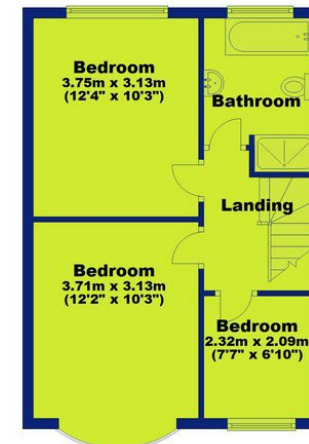
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**Ground Floor**  
Approx. 52.2 sq. metres (561.8 sq. feet)



**First Floor**  
Approx. 40.5 sq. metres (436.2 sq. feet)



**Total area: approx. 92.7 sq. metres (998.0 sq. feet)**

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*Interested in this home?*

EPC - TBC

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

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