



53 Sedgley Avenue, Nottingham, NG2 4JA

Price Guide £165,000

- Guide Price £165,000 - £180,000
- Lounge and Dining Room
- Large First Floor Bathroom
- Cul-de-sac Location
- No Upward Chain
- Two Bedroom Terrace House
- Modern Kitchen with Integrated Appliances
- Rear Garden
- Close to Nottingham City Centre

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Guide Price £165,000 - £180,000 - Spacious Two Bedroom Mid Terrace House. Lounge and Dining Room. Modern Kitchen. Two Double Bedrooms and a large first floor bathroom. Cul-de-sac Location. Rear Garden. No Upward Chain.



Council Tax Band: A



Lounge

13'5 x 12'0

Double glazed bay window, electric fire with wood surround and radiator. Door to the Dining Room. Laminate wood effect flooring.

Dining Room

12'1 x 11'10

Laminate wood effect flooring. Door to the stairs. Opens into the Kitchen. Window to the rear. Radiator.

Kitchen

11'11 x 6'11

Laminate wood effect flooring. A range of modern base and wall units with integrated washing machine, under counter fridge and freezer. Electric Oven., Gas hob. Extractor. Cupboard housing the gas combination boiler. Window and door to the side elevation. Spotlights to the ceiling.

First Floor Landing

Doors to both Bedrooms and the Bathroom.

Bedroom

12'1 x 10'11

Window to the front elevation. Radiator.

Bedroom

12'0 x 9'2

Wood flooring. Window to the rear elevation. Radiator.

Bathroom

12'0 x 6'10

Tiled flooring. Claw and ball foot bath. Shower cubicle. Low level flush toilet. Sink unit. Radiator. Window to the rear. Spotlights to the ceiling.

Exterior

Rear Garden







Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	