



43 Highbury Avenue, Nottingham, NG6 9DB

Asking Price £250,000

- Spacious Three Storey House
- First Floor Lounge
- Two W.Cs
- Family Bathroom
- Driveway and Garage
- Four/Five Bedrooms
- Kitchen/Diner
- Ensuite Shower Room
- Good Size Rear Garden

43 Highbury Avenue, Nottingham NG6 9DB

Spacious and Well Presented Three Storey Mid Townhouse. Situated on a pleasant cul-de-sac. Accommodation comprises; Four/Five Bedrooms. Ground Floor Kitchen/Diner, two W.C.s, Ensuite Shower Room and Family Bathroom. Externally there is a good size garden and a driveway and garage to side of the neighbouring property.



Council Tax Band:



Entrance Hall

Doors to the Office/Bedroom, Kitchen/Diner and W.C.

W.C

Low level flush toilet. Radiator. Extractor. Sink.

Office/Bedroom

9'6 x 8'37

Radiator. Window to the front elevation.

Kitchen/Diner

15'3 max x 16'1 max

Partial tiled flooring. L shaped room. French doors to the rear elevation. A range of modern base and wall units with plumbing for a washing machine and dishwasher. Work surfaces with inset gas hob and sink unit. Window to the rear. Radiator.

First Floor Landing

Doors to the Lounge, Dining Room/Bedroom and Bathroom. Radiator. Stairs to the second floor.

Lounge

10'6 x 15'4

Two windows to the rear. Radiator.

Dining Room/Bedroom

15'3 x 8'4

Radiator. Two windows to the front of the property.

Bathroom

6'4 x 6'3

Panelled bath with mixer shower over. Sink unit. Low level flush toilet. Extractor. Radiator.

Second Floor Landing

Doors to three bedrooms and a further W.C

Bedroom

8'5 x 15'3

Two windows to the rear elevation. Door to the ensuite. Radiator.

Ensuite

Shower cubicle with mains mixer shower. Sink. Toilet. Extractor.

Bedroom

6'5 x 7'9

Built in wardrobes. Radiator. Window to the front.

Bedroom

7'16 x 9'6

Window to the front elevation. Built in wardrobes.

W.C

Low level toilet. Sink. Extractor.

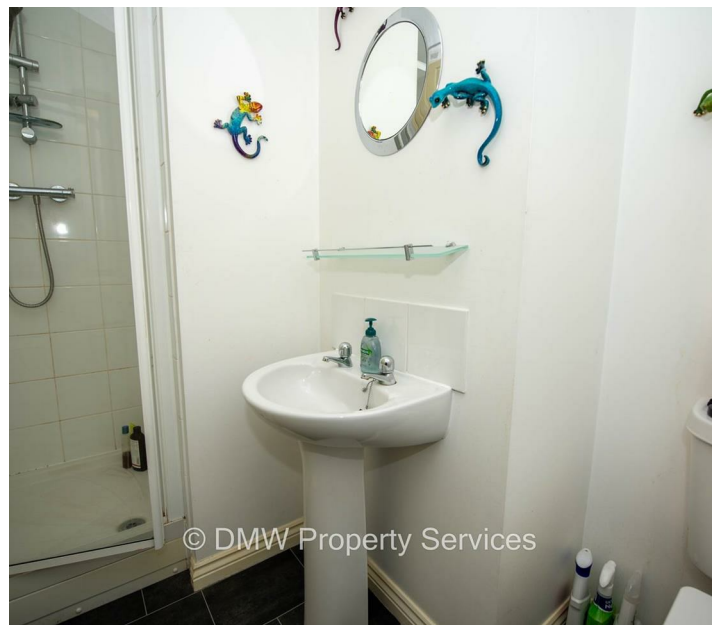
Exterior

Front and rear Gardens. Block paved patio and further paved patio at the rear.

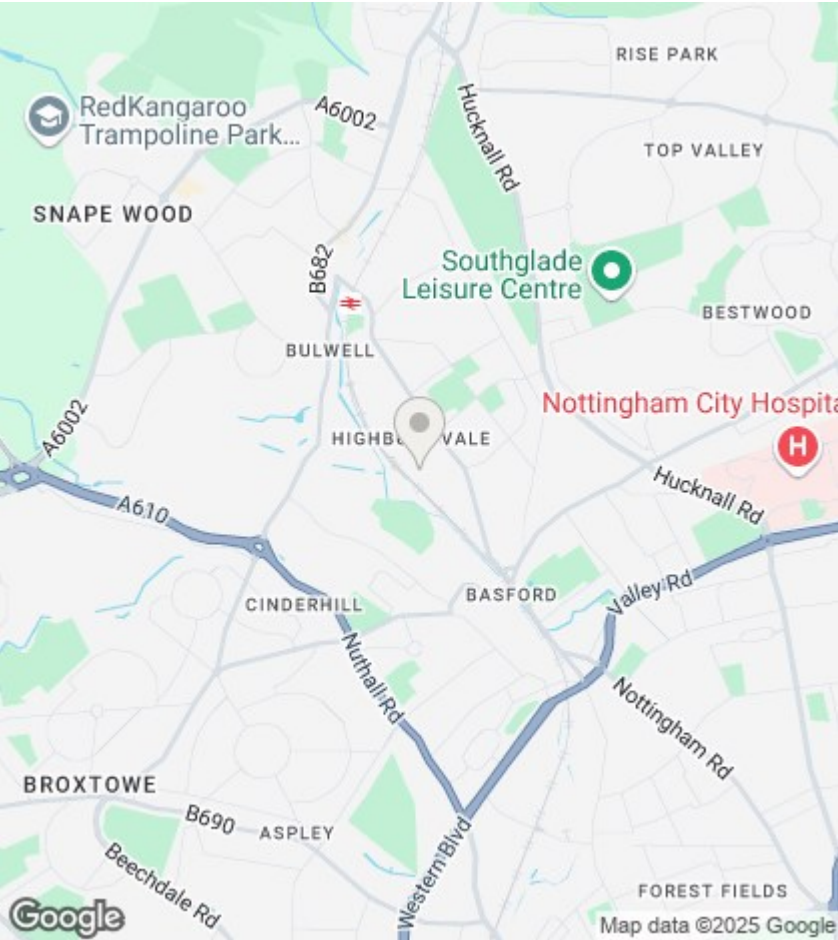
Garage and Driveway

8'5 x 18'75

Enblock







Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	76	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Approximate Gross Internal Area
House - 1171 Sq.ft. (108.81 sq.m.)
Garage - 677 Sq.ft. (15.93 sq.m.)
Total - 1848 Sq.ft. (124.74 sq.m.)

