



43 Highbury Avenue, Nottingham, NG6 9DB

Asking Price £230,000

- 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
- No Upward Chain

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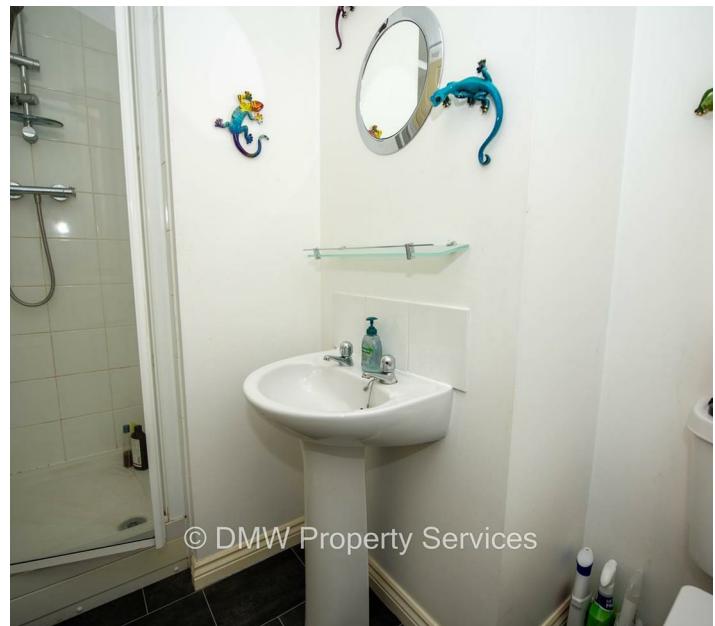
Spacious and Well Presented Three Storey Mid Townhouse. Situated on a pleasant cul-de-sac. Accommodation comprises; Four/Five Bedrooms. Ground Floor Kitchen/Diner, two W.C.s, Ensuite Shower Room and Family Bathroom. Externally there is a good size garden and a driveway and garage to side of the neighbouring property. No Upward Chain.



Council Tax Band:



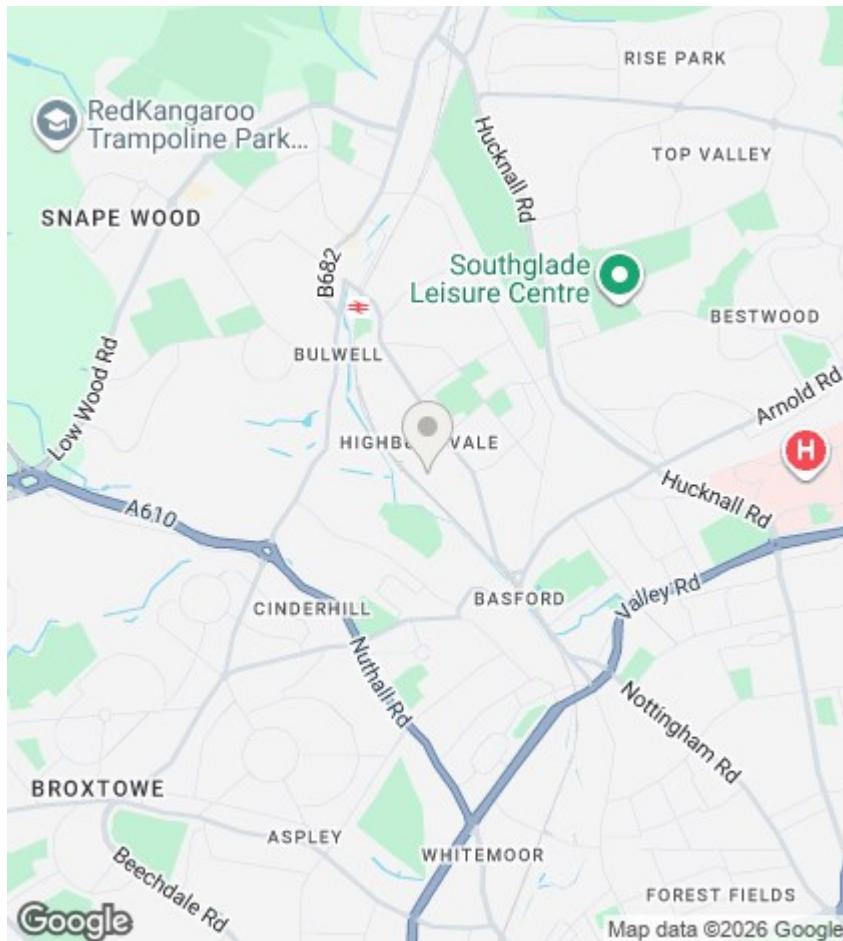
Entrance Hall	W.C
Doors to the Office/Bedroom, Kitchen/Diner and W.C.	Low level toilet. Sink. Extractor.
W.C	Exterior
Low level flush toilet. Radiator. Extractor. Sink.	Front and rear Gardens. Block paved patio and further paved patio at the rear.
Office/Bedroom 9'6 x 8'37 Radiator. Window to the front elevation.	Garage and Driveway 8'5 x 18'75 Enblock
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.	





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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		
(81-91) B		
(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.)

