

# Querneby Avenue

Nottingham  
NG3 5HU

**Guide Price £170,000**



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0115 841 1155



- Detached
- Two bedrooms
- Open plan living
- Ideal for first time buyers
- Private patio
- Close to shops and amenities
- Good transport links
- EPC - Band B
- Tenure - Freehold
- Council Tax - Band A



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## Key Features

This charming two-bedroom detached home offers a perfect blend of modern living and comfort, presented in good condition throughout. Designed with functionality in mind, the property makes an ideal home for first-time buyers and professionals alike.

On the ground floor, a welcoming hall leads into a spacious open-plan living area. The space features a modern fitted kitchen, creating a versatile area for both relaxing and entertaining.

Upstairs, the first floor comprises two well-proportioned bedrooms, including a main bedroom and a second bedroom perfect as a guest room or home office. A modern bathroom completes the floor,.

Externally, the property boasts a private terrace, ideal for outdoor dining or simply enjoying some quiet time. Being detached, it also offers additional privacy and a sense of space rarely found at this size.

The property enjoys an excellent location with convenient transport links into Nottingham city centre, making commuting simple and efficient. Residents benefit from a wide range of nearby amenities, including shops, supermarkets, cafés, and restaurants. The area is also home to several attractive parks and green spaces, perfect for leisure, exercise, and relaxation.





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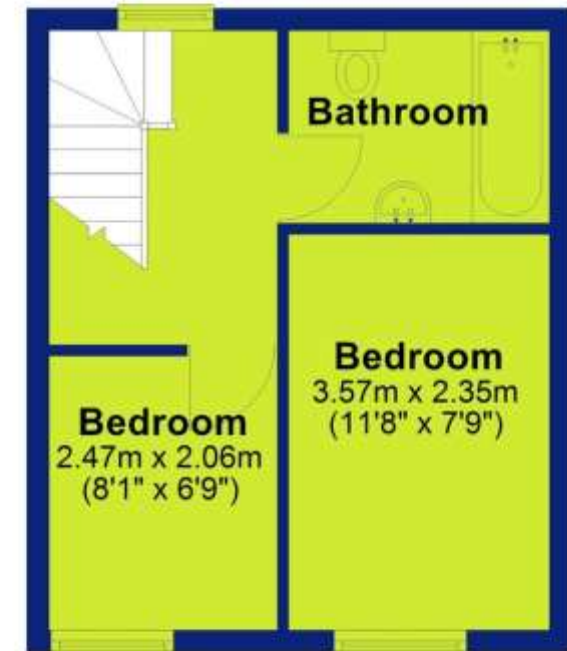
## Ground Floor

Approx. 24.4 sq. metres (262.3 sq. feet)



## First Floor

Approx. 24.4 sq. metres (262.3 sq. feet)



Total area: approx. 48.7 sq. metres (524.5 sq. feet)



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## Interested in this home?

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

| Score | Energy rating | Current     | Potential   |
|-------|---------------|-------------|-------------|
| 92+   | <b>A</b>      |             | <b>97 A</b> |
| 81-91 | <b>B</b>      | <b>81 B</b> |             |
| 69-80 | <b>C</b>      |             |             |
| 55-68 | <b>D</b>      |             |             |
| 39-54 | <b>E</b>      |             |             |
| 21-38 | <b>F</b>      |             |             |
| 1-20  | <b>G</b>      |             |             |

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