



**St. Margarets Avenue, Nottingham NG8 5GD**

**welcome to**

**St. Margarets Avenue, Nottingham**

**\*\*CORNER PLOT\*\*** THREE BEDROOM DETACHED DORMA BUNGALOW located on St Margarets Avenue with AMPLE OFF-STREET PARKING and FRONT & REAR GARDEN SPACE. Boasting TWO RECEPTION ROOMS and UTILITY ROOM. CLOSE PROXIMITY TO MELBOURNE PARK and EXCELLENT TRANSPORT LINKS.





### Living Room

24' 7" MAX x 10' 5" MAX ( 7.49m MAX x 3.17m MAX )

### Dining Room / Second Reception

15' 7" MAX x 5' 3" MAX ( 4.75m MAX x 1.60m MAX )

### Kitchen

20' 10" MAX x 8' 8" MAX ( 6.35m MAX x 2.64m MAX )

### Utility Room

16' 9" MAX x 8' 8" MAX ( 5.11m MAX x 2.64m MAX )

### Bedroom One

17' 7" MAX x 11' MAX ( 5.36m MAX x 3.35m MAX )

### Bedroom Two

10' 1" MAX x 7' 8" MAX ( 3.07m MAX x 2.34m MAX )

### Bedroom Three

8' 8" MAX x 11' 2" MAX ( 2.64m MAX x 3.40m MAX )

### Garage

17' 9" MAX x 16' 2" MAX ( 5.41m MAX x 4.93m MAX )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## St. Margarets Avenue, Nottingham

- Council Tax Band: D
- THREE BEDROOM DETACHED DORMA BUNGALOW
- SITUATED ON A CORNER PLOT
- TWO RECEPTION ROOMS
- AMPLE OFF-STREET PARKING VIA DRIVEWAY & DOUBLE GARAGE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £280,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS120179](http://williamhbrown.co.uk/Property/NVS120179)



Property Ref:  
NVS120179 - 0003

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