



14 MICKLEBOROUGH AVENUE NOTTINGHAM

£850 Per

Large three-bedroom end-terrace corner property, neutrally decorated throughout and offering spacious accommodation, including a bright lounge diner, fitted kitchen, three bedrooms and a modern bathroom. The property benefits from gas central heating, a generous tiered rear garden with patio areas, and a large allocated driveway providing off-road parking. Conveniently located close to local shops, cafés, takeaways, community facilities and green surroundings.



- Large corner plot • Allocated parking included • Modern bathroom • Large kitchen / diner • Built in storage

Entrance Hallway

The property is entered via a ground floor hallway, providing access into the main living accommodation and staircase rising to the first floor.

Lounge

A bright and spacious lounge diner with light wood-effect flooring, neutral décor and a large front-facing window allowing plenty of natural light. The room offers good space for both seating and dining furniture, with an attractive archway leading through to the kitchen area.

Kitchen

Fitted with a range of base and wall units, worktop surfaces, tiled splashbacks and sink area. The kitchen provides access towards the rear of the property and offers space for everyday appliances. There is room for additional freestanding storage or dining furniture, subject to layout.

Master Bedroom

A well-proportioned double bedroom with wood-effect flooring, neutral walls, radiator and a front-facing window. The room includes built-in storage/wardrobe space and offers pleasant views from the window.

Bedroom 2

A single bedroom or useful home office, finished with neutral décor and carpet flooring. The room benefits from a window overlooking greenery to the rear and is suitable as a child's bedroom, study or dressing room.

Bathroom

Fitted with a white three-piece suite comprising panelled bath with shower screen and shower over, wash hand basin and WC.

The bathroom also features tiled walls, a frosted window and wall-mounted boiler/storage unit.

Garden

The property benefits from a generous, tiered rear garden with paved patio areas, mature planting, shrubs and trees. The garden offers a private outdoor space with steps leading to raised sections and further seating/patio areas.

To the side of the property is a parking space which is big enough to fit 2 cars.

Location

The area offers access to nearby shops, cafés, takeaways, a post office, dental practice and community facilities, with green surroundings and established residential streets nearby.

Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

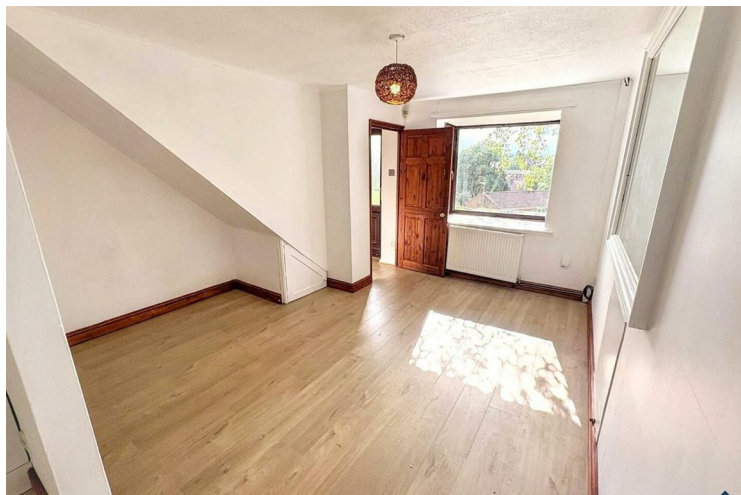
Coal mining area location: located on the coalfield.

Council: Nottingham City Council

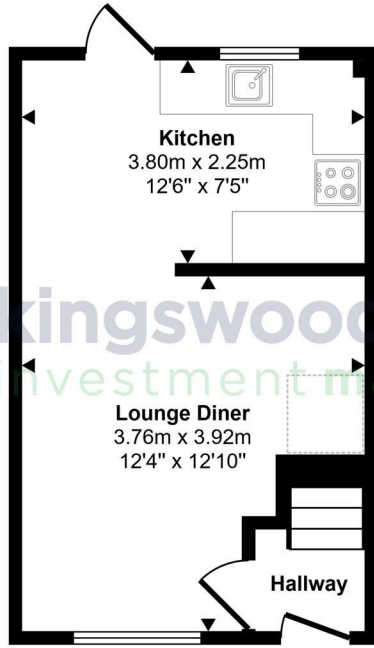
Any planning permission in the area: see nottinghamcity.gov.uk/information-for-business/planning-and-building-control/planning-applications/



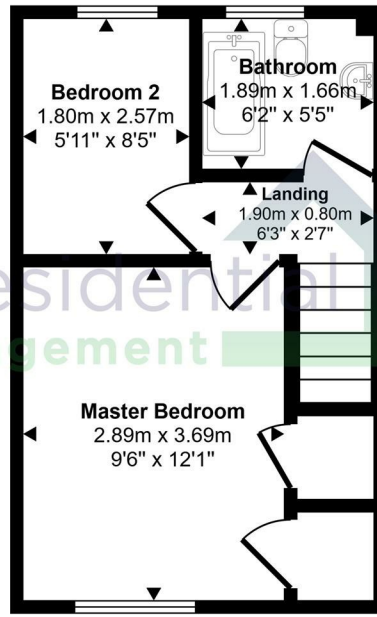
- Large windows allows natural lighting
- Easy access to Nottingham City Centre
- EPC Rating = C
- Council Tax Band - A



Approx Gross Internal Area
49 sq m / 526 sq ft



Ground Floor
Approx 24 sq m / 259 sq ft



First Floor
Approx 25 sq m / 267 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(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

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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