



## 28 VICTORIA STREET NOTTINGHAM

£850 Per

Modernised 2 bedroom mid terraced house with large rear garden, modern bathroom, new carpets and redecorated throughout.

The ground floor comprises of two reception rooms, a cellar and separate kitchen with brand new fitted units to include oven and hob. Also space at end of kitchen for fridge/freezer and washing machine space, along with door leading out onto the rear garden.

Upstairs has 2 double sized bedrooms, a large walk-in storage cupboard and the bathroom with white 3 piece suite with shower over the bath.

To the rear is the large enclosed garden, with slabbed patio area first, then a further long turfed section. Also a small enclosed front yard handy for bin storage and on street front parking.



- Two Double Bedrooms • Freshly Redecorated • Two Reception Rooms • New carpet fitted throughout • Large rear garden with patio area

### 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](http://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.

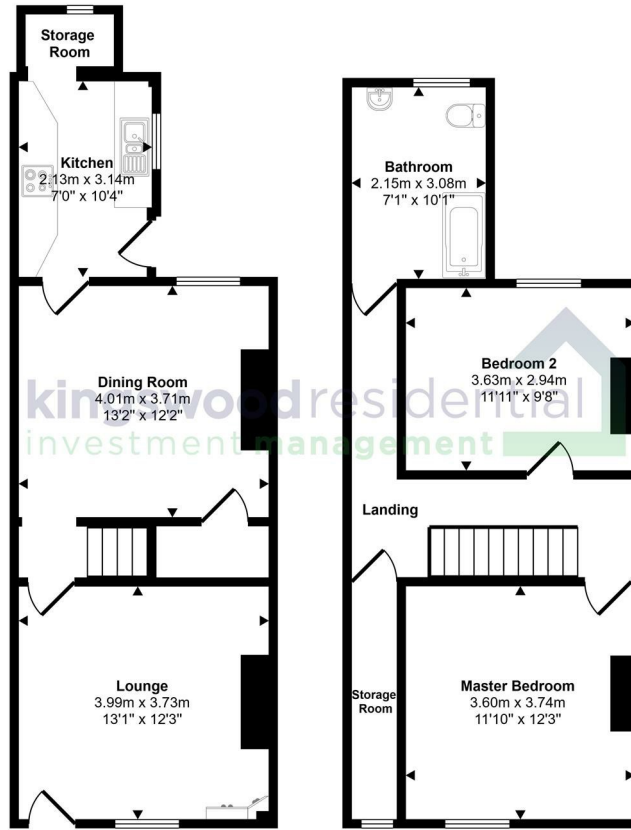
Council: Ashfield District Council



- Cellar for extra storage • Good transport links into Nottingham • Located close to Hucknall Town Centre • Gas Central Heating & UPVC double glazing • Council Tax Band - A



Approx Gross Internal Area  
88 sq m / 950 sq ft



Ground Floor  
Approx 43 sq m / 459 sq ft

First Floor  
Approx 46 sq m / 491 sq ft

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) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: D      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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