



42 Hazelbank Avenue, Nottingham – NG3 3EY

Guide Price **£210,000**

DavidJames
the estate agent



42 Hazelbank Avenue

Nottingham, Nottingham

NO CHAIN! End terrace family home with local amenities, schools & bus links within easy reach. Modern accommodation with neutral decor, a south-westerly facing rear garden and driveway. A must view!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:

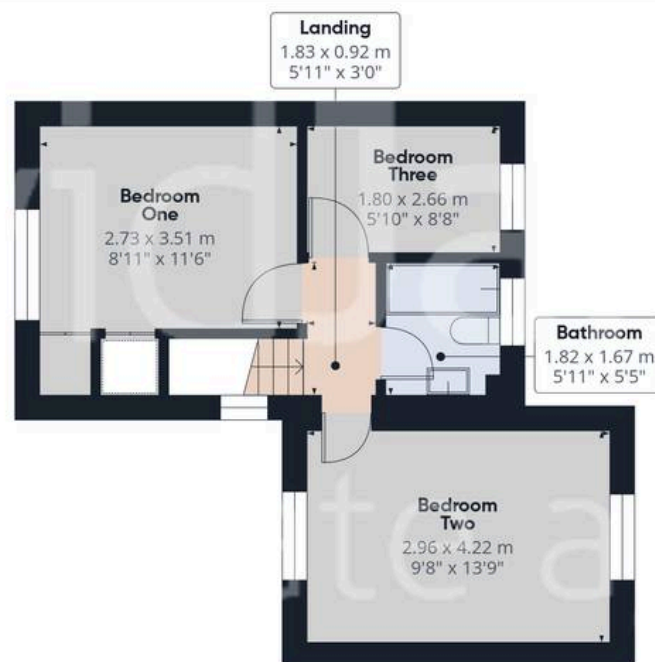
- Well-presented end terrace family home
- Great location close to local amenities, schools and transport services
- Offered to the market with no upward chain
- Bright and spacious lounge/dining room with feature box bay window and stunning views over Nottingham
- Modern breakfast kitchen with grey gloss units, integrated appliances and space for a table and chairs
- Three bedrooms (with two good sized doubles)
- Main bedroom with stunning views (and two useful storage cupboards)
- Modern bathroom with a white three-piece suite with electric shower over the bath
- Good-sized south-westerly facing rear garden with paved patio area and lawn
- Low maintenance front garden with lawn and driveway providing off street parking







Floor 0



Floor 1

Approximate total area⁽¹⁾

70.7 m²

761 ft²

Reduced headroom

0.7 m²

7 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



David James Estate Agents

David James Estate Agents, 45B Plains Road – NG3 5JU

0115 962 4213 • mapperley@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.