



ASHFORD  
& MOULT  
ESTATE AGENTS

£220,000

Seely Avenue

Nottingham, NG14 6NG

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## PROPERTY SUMMARY

This two-bedroom semi-detached home has been comprehensively refurbished to a high specification throughout, offering a fully turnkey finish with modern upgrades and a cohesive, contemporary feel.

The property has undergone a full electrical rewire and benefits from a brand-new boiler and upgraded pipework, ensuring efficient and reliable heating alongside complete peace of mind. Every element has been carefully considered, resulting in a home that feels both refined and practical.

Internally, the finish is consistent and high quality throughout, with a calm, neutral aesthetic and clean lines that create a timeless, well-balanced feel. The layout offers good flow between rooms, with natural light enhancing the sense of space and openness.

The living areas provide flexible accommodation for everyday life and entertaining, while the kitchen and bathroom continue the high-spec theme with a polished, modern finish. Upstairs, there are two well-proportioned bedrooms, each presented to the same standard as the rest of the home.

A key feature is the converted garage, currently arranged as a home gym, offering excellent versatility. This space also includes a utility area and a downstairs WC to the rear. Importantly, it can easily be converted back into a garage if

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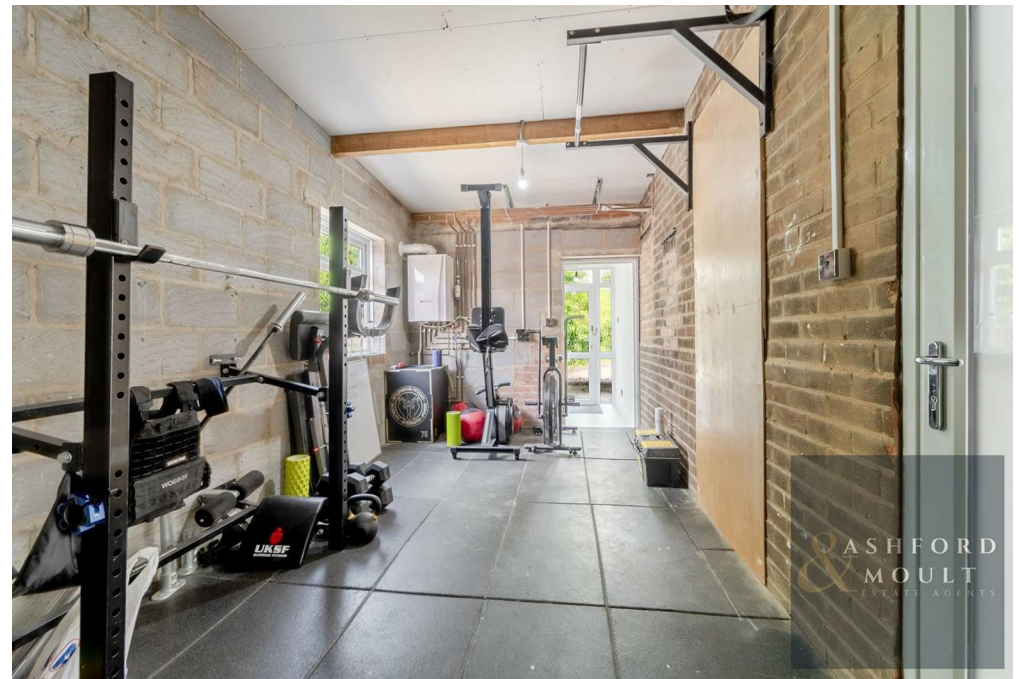


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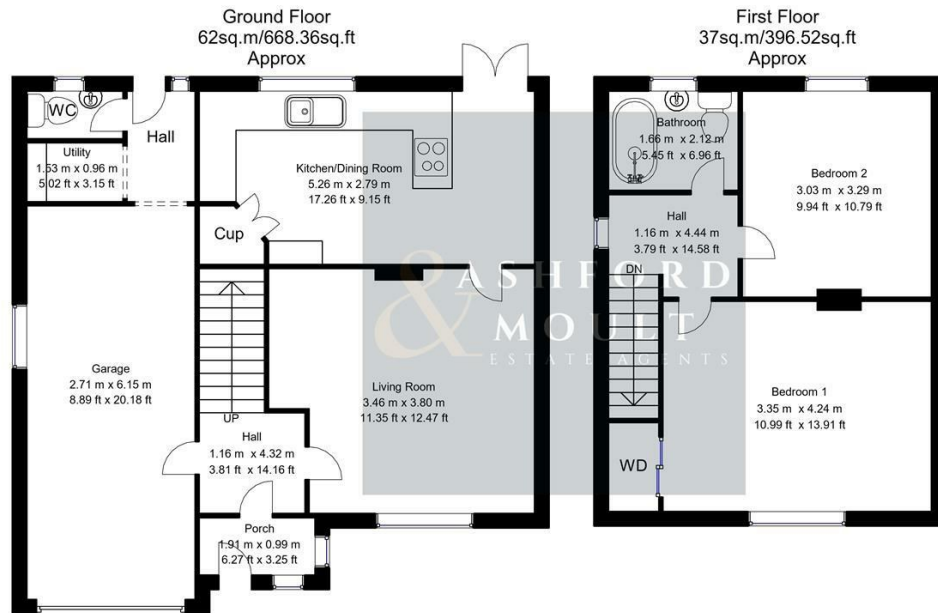
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**LOCAL AUTHORITY**  
Gedling Borough Council

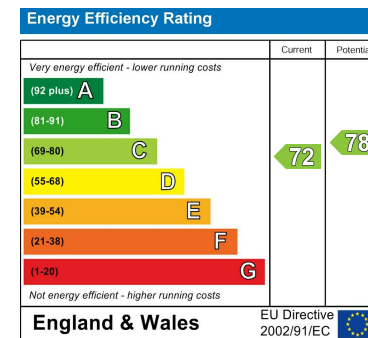
**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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