



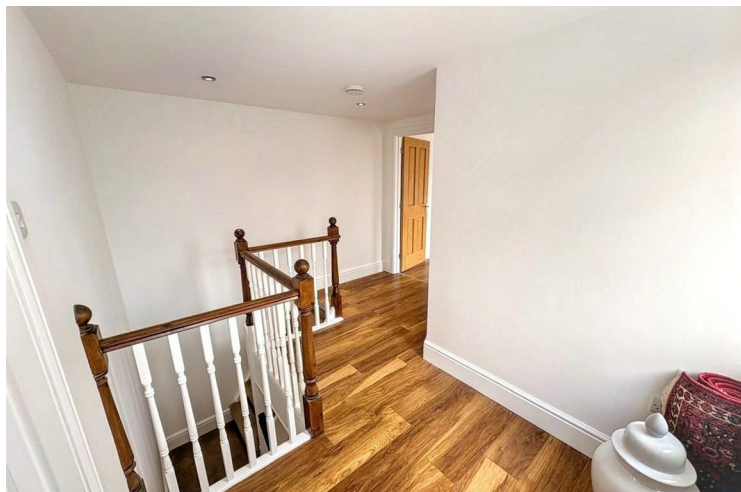
3 WAVERLEY AVENUE NOTTINGHAM

£1,500 Per

****VIRTUAL VIDEO LINK AVAILABLE****

This stunning family home has 4 double sized bedrooms and is situated in a sought after location close to schools, Beeston town centre, the A52 and the M1 junction 25 - there is also a tram stop and train station close by.

The house offers a large ground floor extension, with the ground floor having an entrance hallway, separate living room (with working multi flue fire) and dining room, WC and a large modern kitchen with living space over looking the decking area and lawned garden. The modern kitchen includes fitted units, a wine fridge, dishwasher and range cooker. There is also space for 2 additional under counter appliances and space for a tall fridge/freezer.



- ****VIRTUAL VIDEO TOUR AVAILABLE**** • Four double bedrooms • Driveway for 2 cars • Modern throughout

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 = Low.

River/Sea = Very low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area

Flooding from reservoirs = A risk in this area.

Coal mining area location: located on the coalfield.

Council: Broxtowe Borough Council

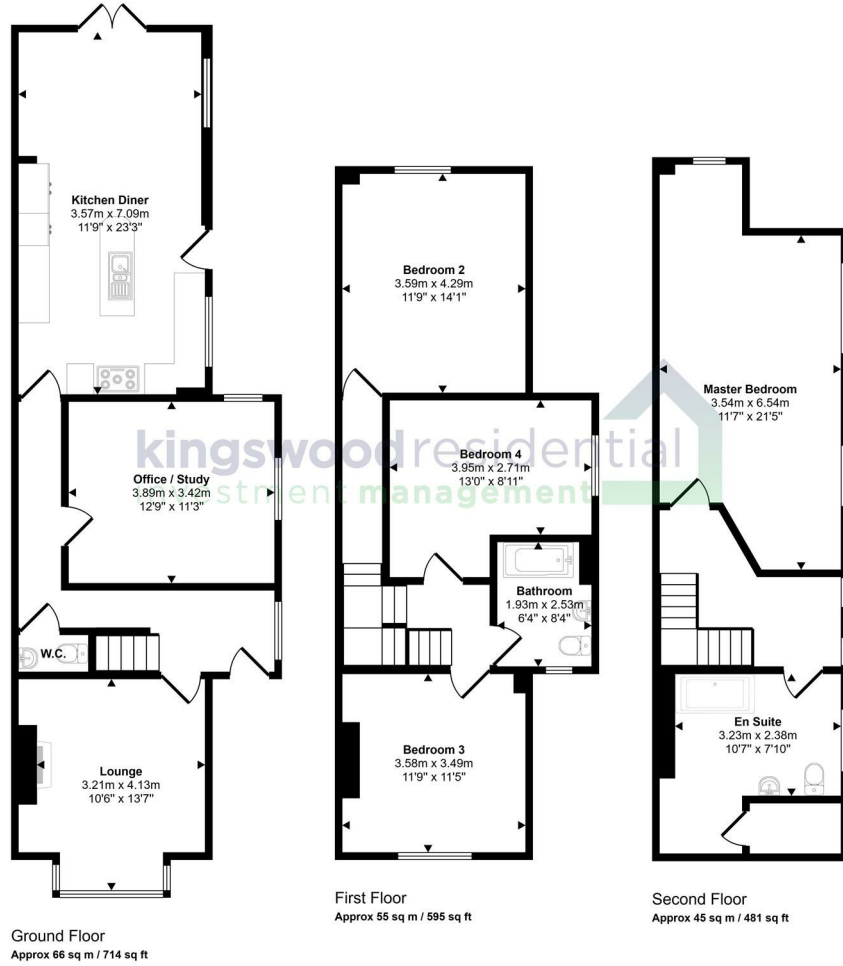
Any planning permission in the area: see publicaccess.broxtowe.gov.uk/online-applications/



- Kitchen includes wine fridge, dishwasher and range cooker
- Study / Office space
- Open plan kitchen / dining room
- Council Tax band - B
- EPC rating - C



Approx Gross Internal Area
166 sq m / 1791 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) A		
(81-91) B		
(69-80) C	71	79
(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: B

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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

