



9 Britannia Avenue, Nottingham, NG6 0EA

Asking Price £220,000

- Detached, Modern, Three Bedroom House
- Large Lounge
- En-Suite Shower Room
- Driveway and Integral Garage
- No Upward Chain
- Kitchen/Diner
- Three Double Bedrooms
- Bathroom
- Front and Rear Gardens

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Modern Three bedroom detached house . Cul-de-sac. Kitchen/Diner with oak cupboards and riven slate tiled flooring, Large Lounge with oak wood flooring, Three Double Bedrooms, Master bedroom with en-suite shower room, family bathroom. Driveway leading to an internal garage and a large mature garden to the rear elevation. No Upward Chain.



Council Tax Band: C



Entrance Hall

Stairs to the first floor. Door to the Kitchen.

Kitchen/Diner

10'7 x 9'6

Solid oak cupboards, slate tiled floor, Integral Fridge/Freezer, gas hob and electric oven and extractor. Travertine splash backs. Window to the front elevation. Door to the Lounge.

Lounge

15'8 x 12'6

Solid oak flooring and patio doors opening onto the rear garden.

Master Bedroom

12'10 max x 12'7 max

With En-Suite. Window to the front elevation.

Ensuite

Shower cubicle. Sink and toilet.

Bedroom Two

14'5 x 8'3

Windows to the front and rear.

Bedroom Three

13'5 x 7'5

Window to the rear.

Bathroom

Bath with shower over. Sink unit. Low level flush toilet.

Rear Garden Level One

Steps down to further section.

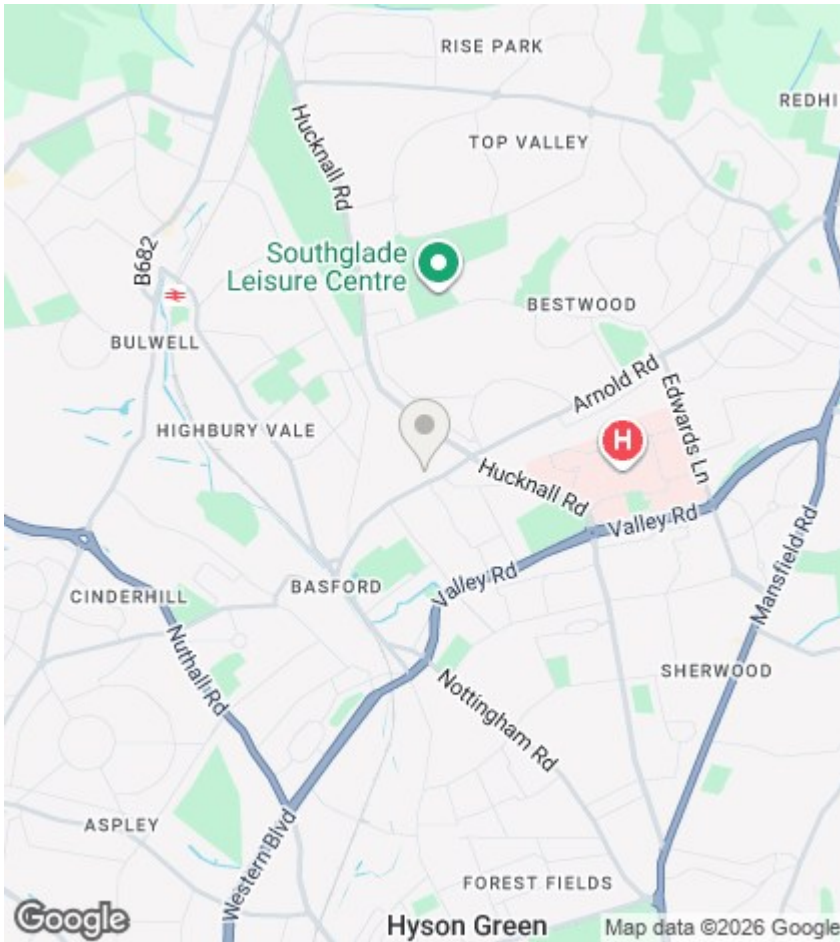
Garden Level Two

Exterior

Driveway leading to integral garage. Large gardens to the front and rear.







Viewings

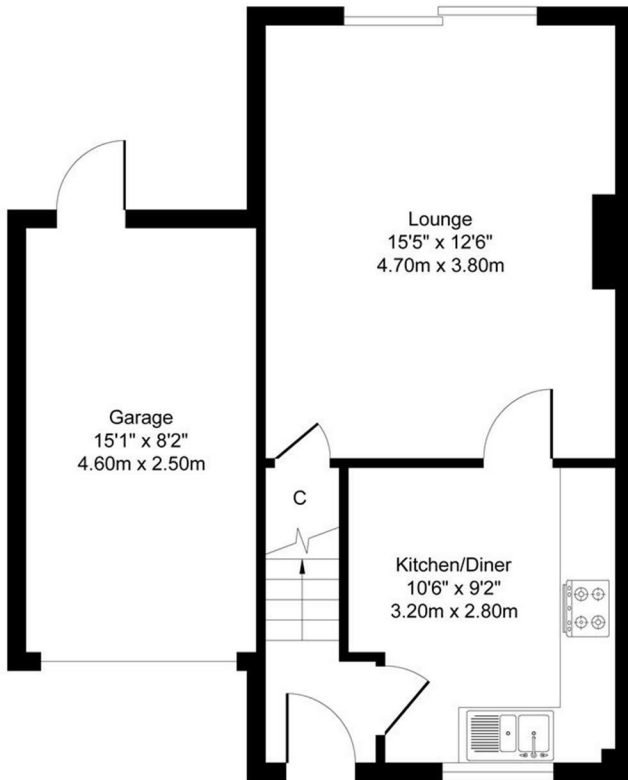
Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

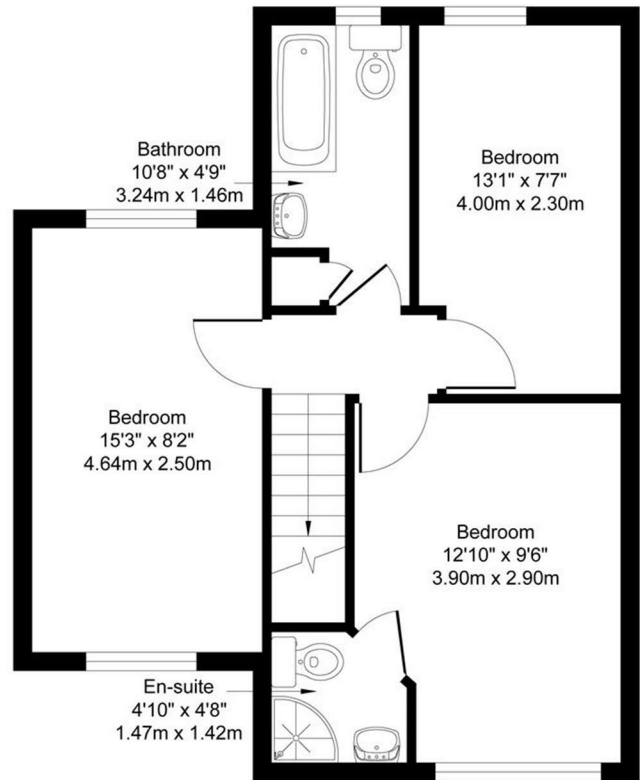
C

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 84 |
| (69-80) C | | 69 | |
| (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 | |

Approximate Gross Internal Area
912 Sq.ft. (84.72 sq.m.)



GROUND FLOOR



FIRST FLOOR