



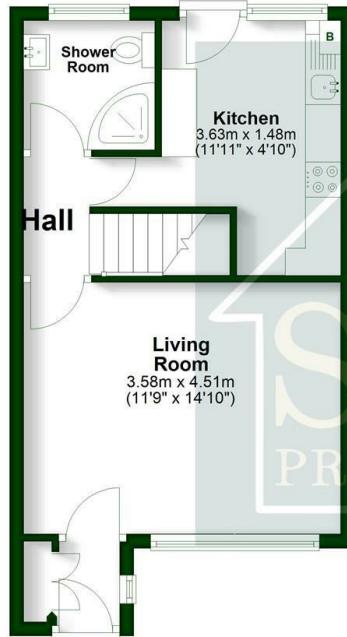
44 Dale Avenue, Nottingham, NG10 1NP

£1,050

- Well presented semi-detached property
- 3 bedrooms
- Within easy access of local amenities
- Council Tax Band A
- Spacious lounge
- Four piece bathroom suite
- Excellent transport links
- Modern fitted kitchen
- Private and enclosed low maintenance rear garden
- Off road parking for 2 vehicles

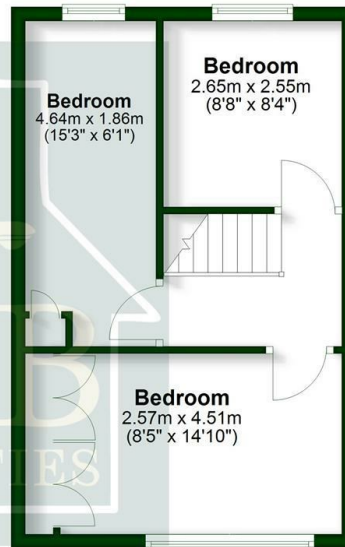
Ground Floor

Approx. 34.7 sq. metres (373.2 sq. feet)

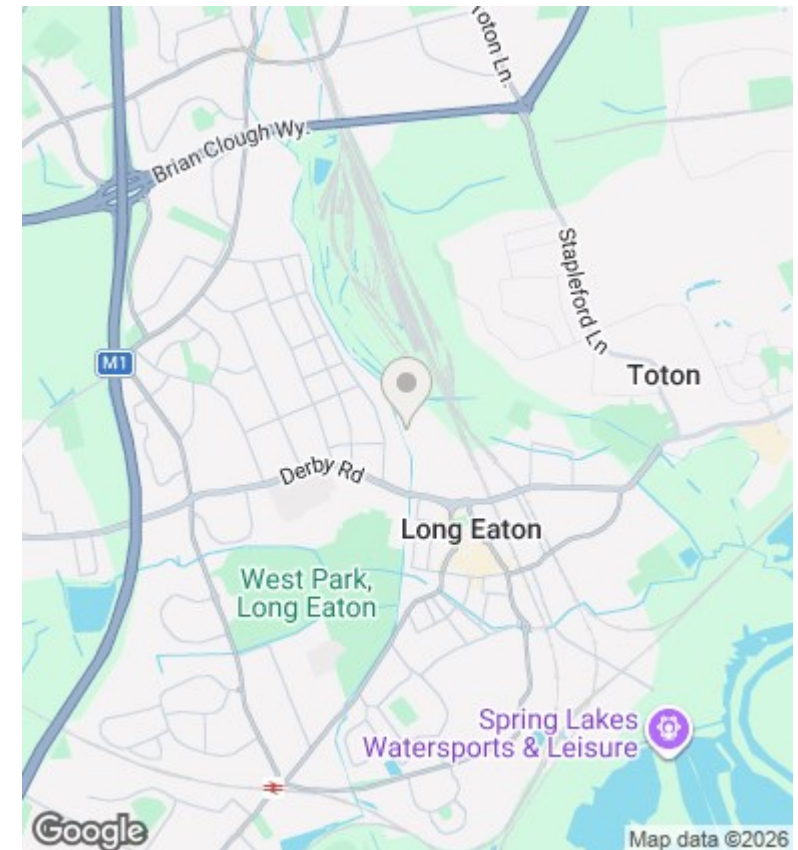


First Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



Total area: approx. 67.6 sq. metres (728.1 sq. feet)



Directions

Viewings

Viewings by arrangement only. Call 0115 6713038 to make an appointment.

Council Tax Band

A

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC