



33 Bradbourne Avenue, Nottingham, NG11 7BL

£1,250 Per month

- Detached family home
- Three generous sized bedrooms
- Driveway and separate garage with electric points.
- Catchment area for popular local school
- EPC D
- Two good sized reception rooms
- One family bathroom
- Low maintenance rear private garden
- Close to local amenities
- Council Tax C

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Spacious Three-Bedroom Detached Home in Wilford

We are delighted to offer this well-presented three-bedroom detached family home, ideally located in the sought-after area of Wilford in a peaceful cul de sac. The property is conveniently positioned within walking distance of excellent local amenities, including Wilford Lane Retail Park with a PureGym, supermarket, Starbucks, and easy access to tram links for convenient commuting around Nottingham and beyond.

The property comprises a welcoming entrance hall, a bright and spacious lounge with bay window, and a separate dining room providing access to the rear garden.

Upstairs, there are three generously sized bedrooms, all served by a modern family bathroom featuring a bath, WC, and wash basin.

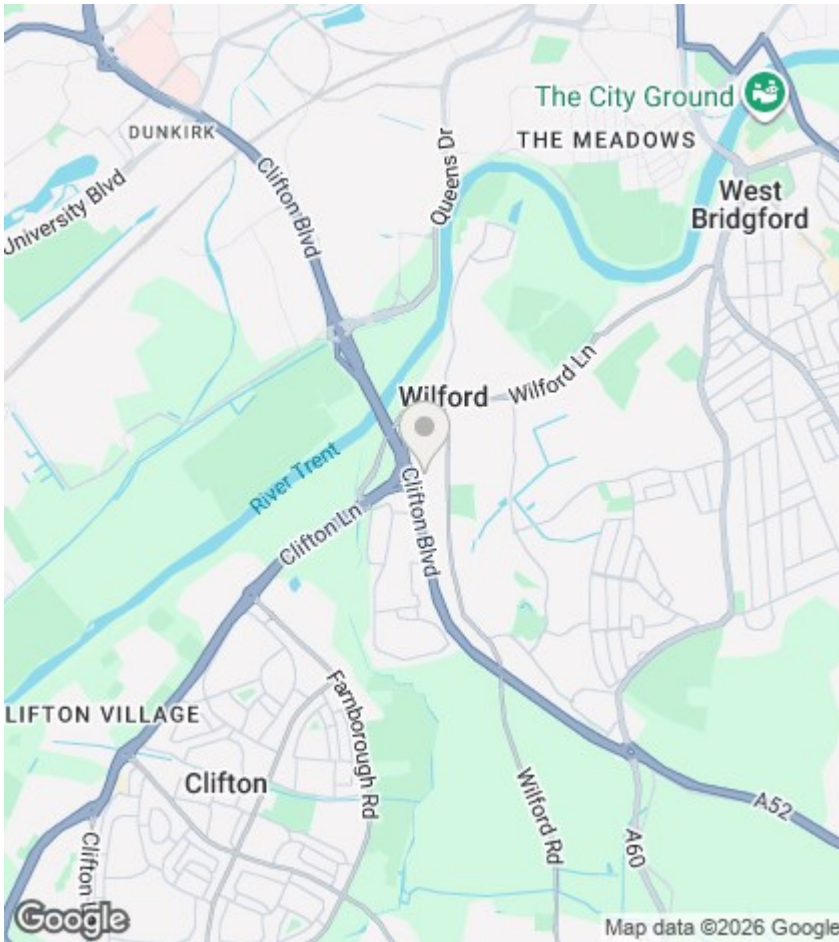
Externally, the home boasts a low-maintenance rear garden, off-street parking to the front, and a detached garage with electric points at the rear for additional storage or vehicle use.

Offered on an unfurnished basis, this charming home is ideal for families or professionals seeking quality accommodation in a prime location. More photos will be added, after the refurbishment.



Council Tax Band: C





Directions

Viewings

Viewings by arrangement only. Call 01157042554 to make an appointment.

EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |