



Nursery Avenue
Sandiacre
Nottingham
Derbyshire
NG10

Offers in Excess of £208,000

bettermove

Nursery Avenue

Nottingham

Bettermove are proud to present this 2 bedroom semi-detached house in Sandiacre.

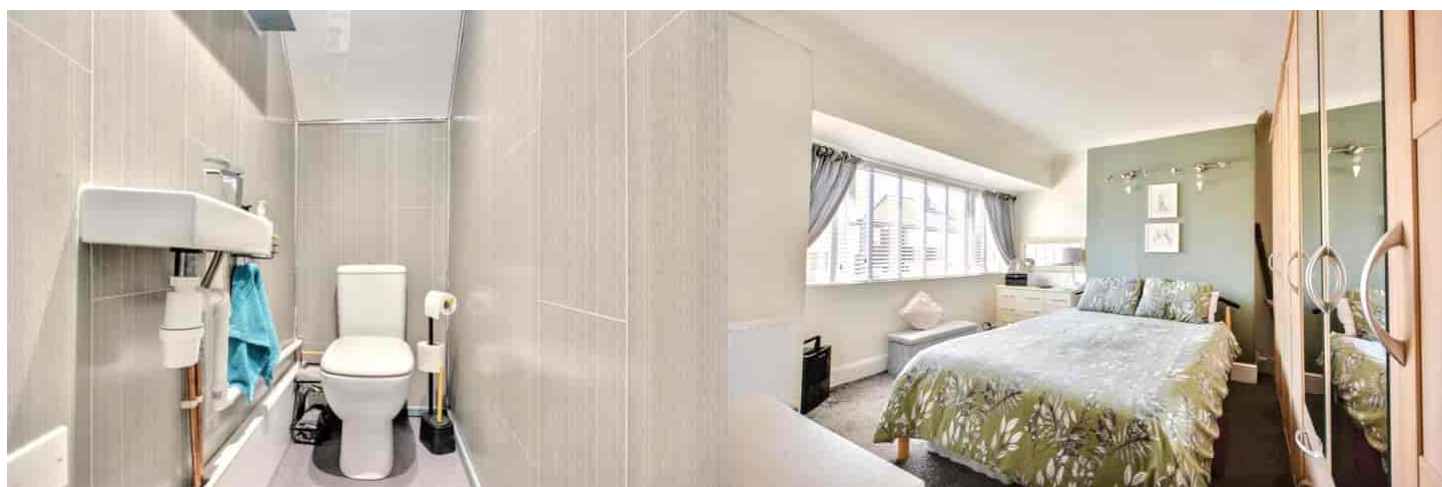
This property benefits from double glazing and gas central heating throughout, with off road parking available via the driveway.

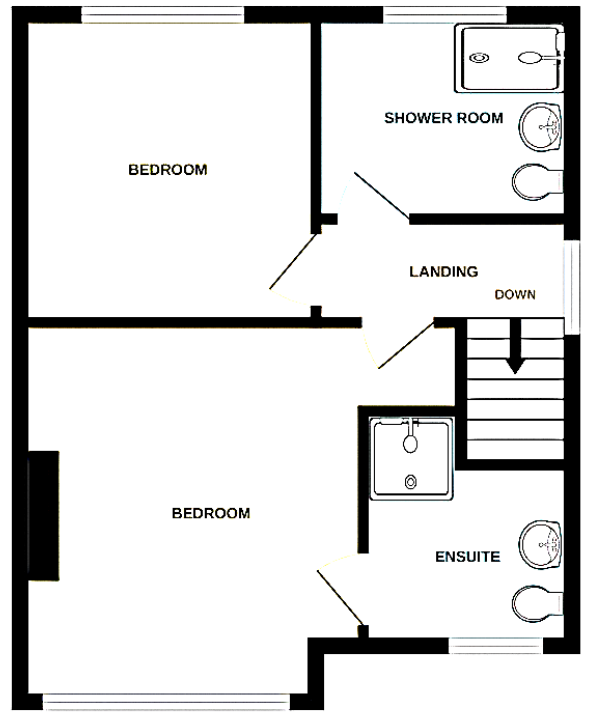
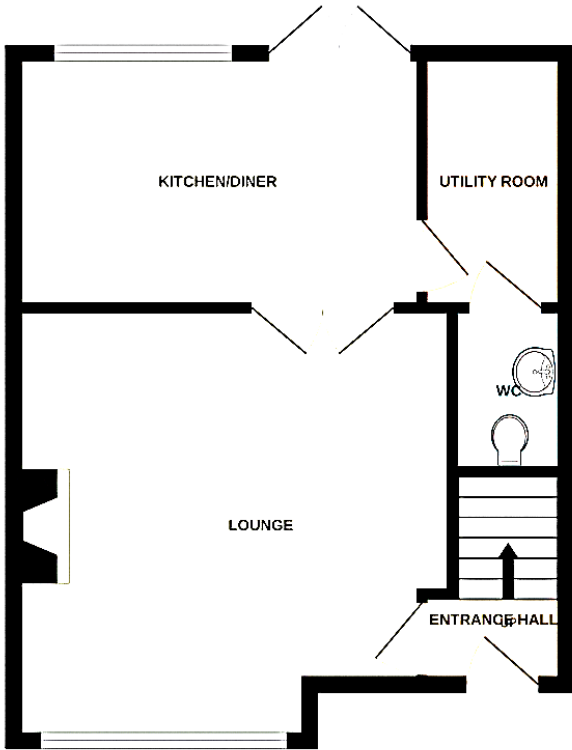
The council tax band is B.

This beautifully presented home offers spacious and well-appointed living throughout. On the ground floor, you'll find a generous living room, a modern fitted kitchen/diner, a convenient utility room, and a downstairs WC. Upstairs, the first floor features two well-proportioned double bedrooms, including a master with its own private en-suite. A contemporary shower room completes the upper level. Outside, the property benefits from a private rear garden with a combination of lawn and patio areas, perfect for relaxing or entertaining during the warmer months. The garden also includes two substantial timber workshops, offering excellent storage or potential for hobby space.

Located in the popular town of Sandiacre, Nottingham, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs and schools. Excellent transport links can be found from Long Eaton Railway Station, local bus and tram routes, and quick access to the M1.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		81
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 



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