



**Sutton Passeys Crescent  
Nottingham  
NG8**

**Offers In Excess Of £411,000**

**bettermove** 

# Sutton Passeys Crescent

## Nottingham

Bettermove are proud to present this 4 bedroom bungalow in Nottingham.

The property benefits from double glazing, electric central heating throughout and has off street parking available via the driveway.

The council tax band is C.

The interior of this beautifully presented property comprises a spacious living room, dining room and fitted kitchen, as well as the 4 bedrooms and the 2 family bathrooms. The exterior boasts a private rear garden, perfect for enjoying the summer months.

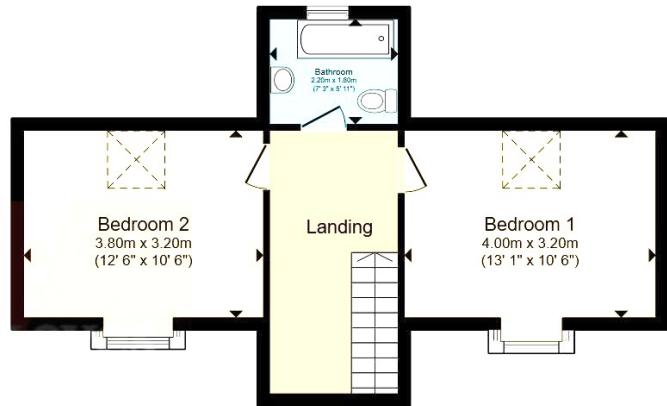
Located in the popular city of Nottingham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Nottingham train station (4.2 miles), various bus and tram routes and the M1.

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





**Ground Floor**



**First Floor**

Total floor area 132.6 m<sup>2</sup> (1,428 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		95
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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