



**Newthorpe Common
Eastwood
Nottingham
NG16**

Offers in Excess of £154,000

bettermove

Newthorpe Common Nottingham

Bettermove are proud to present this 3 bedroom end of terrace house in Newthorpe, available with no forward chain.

The property is currently tenanted, and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, with gas central heating throughout, complete with a new boiler, which is still under guarantee, and on street parking available.

The council tax band is A.

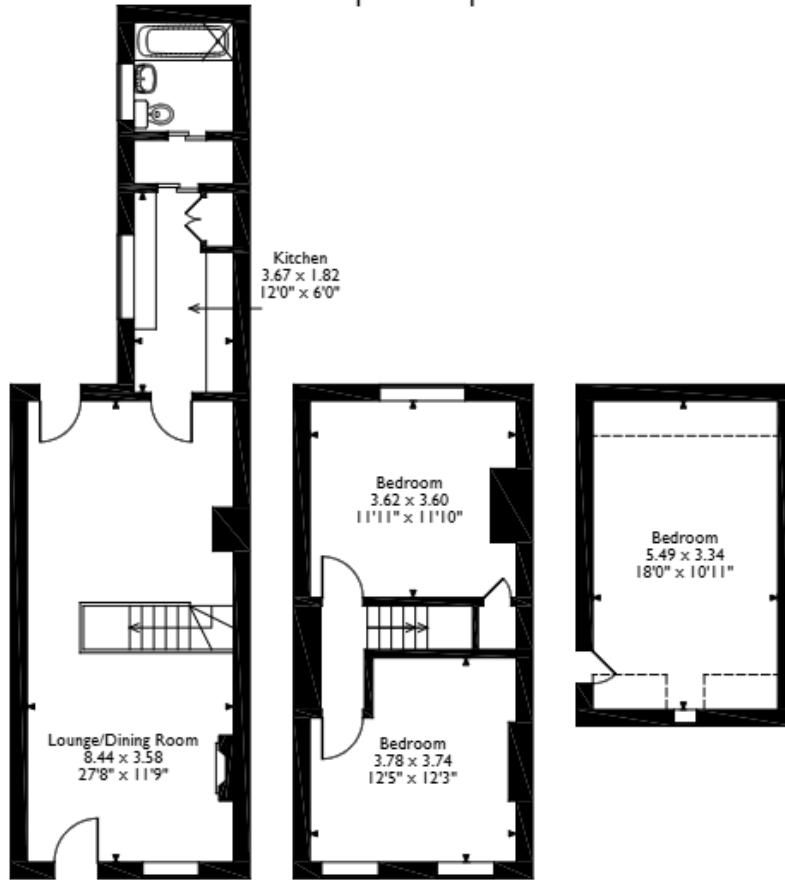
The interior of this property comprises a spacious, open-plan living/dining room, fitted kitchen, and the family bathroom on the ground floor. The first floor consists of two double bedrooms, with the third bedroom located on the second floor. Outside, the property boasts a private, rear garden, with both patio and lawn areas, perfect for enjoying the summer months.

Located in the popular district of Eastwood, Nottingham, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and schools. Excellent transport links can be found from Langley Mill Train Station, a variety of local bus routes, and quick access to the M1.

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



Newthorpe Common, Newthorpe, Nottingham, Nottinghamshire
 Approximate Gross Internal Area
 92 Sq M/989 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales		
		EU Directive 2002/91/EC



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