

JOHNSONS & PARTNERS

Estate and Letting Agency



17 MICKLEBOROUGH AVENUE,

NOTTINGHAM, NG3 3EJ

OFFERS IN EXCESS OF £135,000



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An exceptionally well presented and comprehensively refurbished two bedroom semi detached bungalow. The property is located within this established residential development only a short commute in to Nottingham City Centre. Nearby amenities include shops, schools, recreational facilities and regular public transport links. In brief the double glazed and centrally heated accommodation comprises entrance porch, reception hallway, open plan living dining kitchen with a re-fitted kitchen, two bedrooms and a re-fitted bathroom. To the outside there are low maintenance gardens to both the front and rear as well as a driveway providing off road vehicle parking. This is a great property and really deserves an internal viewing; with this in mind we strongly recommend that you contact us now to book your personal viewing appointment.

Entrance Porch

Reception Hallway

Lounge Dining Room

14'0" x 12'1" (4.27m x 3.68m)

Kitchen

7'2" x 5'9" (2.18m x 1.75m)

Bedroom One

10'9" x 9'8" (3.28 x 2.95 (3.27 x 2.94))

Bedroom Two

8'0" x 7'2" (2.44 x 2.18)

Bathroom

6'3" x 5'7" (1.91 x 1.70)

Outside

Low maintenance gardens to both the front and rear.

Driveway

Agents Note

Whilst every care has been taken to prepare the property particulars, they are for guidance purposes only and do not constitute any part of a contract. The

measurements are approximate and are for general guidance purposes only. Whilst we try to ensure their accuracy, they should not be relied upon as exact measurements and potential interested parties are advised to re-check the measurements for accuracy.

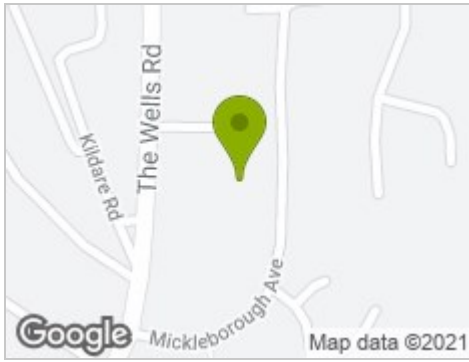
Anti Money Laundering

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Johnsons and Partners require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to Johnsons and Partners instructing solicitors in the purchase or the sale of a property.

Council Tax Band



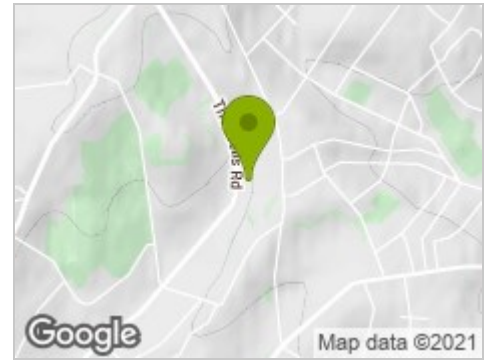
Road Map



Hybrid Map



Terrain Map



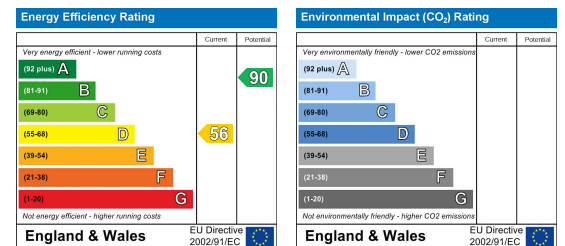
Floor Plan



Viewing

Please contact our Gedling Office on 0115 855 6622 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.