



Balmoral Crescent,  
Wollaton, Nottingham  
NG8 2DQ

**£270,000 Freehold**

A three bedroom semi-detached house enjoying a quiet and peaceful cul-de-sac location.

Situated in this sought after and convenient residential location, readily accessible for a range of local shops and amenities including schools, transport links and Wollaton Hall & Deer Park this great property is considered an ideal opportunity for a variety of potential purchasers including first time buyers, young professionals, families and investors.

Offered to the market in need of some updating and modernising, this property is the perfect opportunity for the incoming purchaser re-furbish and re-configure to suit their own personal needs and requirements and also benefits from chain free vacant possession.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.