



16 Hazelbank Avenue, Nottingham, NG3 3EY

Asking Price £169,950

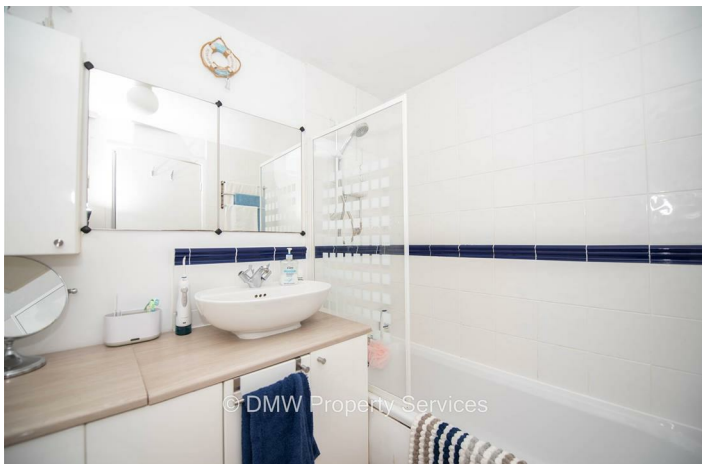
- THE GARAGES/DRIVEWAYS IN FRONT OF THE GARAGES ARE NOT INCOUDED IN THE SALE
- Spacious Three Bedroom Detached Coach House
- Modern Kitchen
- Three Good Size Bedrooms
- First Floor Bathroom
- Driveway and Extensive Rear Garden
- Pleasant Cul-de-sac Location

# 16 Hazelbank Avenue, Nottingham NG3 3EY

(Please note the garages are not included.) Spacious, Three Bedroom Detached Coach House. Accommodation comprises, Large first floor Lounge and Kitchen, Bathroom, Two First Floor Bedrooms and a Big Ground Floor Bedroom. Externally there is a Driveway and an Extensive Rear Garden. (Please note the garages are not included.)



Council Tax Band: A



#### Entrance Hall

Stairs to the first floor. Door to the Bedroom.

#### Bedroom

Large under stairs cupboard. Door to the rear garden.

#### First Floor Landing

Doors to the Lounge, bedroom two and bathroom.

Door to the rear with steps down to the rear garden.

#### Lounge

Two windows to the front elevation. Access to the Kitchen.

#### Bedroom

Window to the front elevation.

#### Bedroom

Window to the rear.

#### Bathroom

Vanity unit with integrated toilet and sink unit.

Panelled bath with electric shower over. Window to the rear.

#### Kitchen

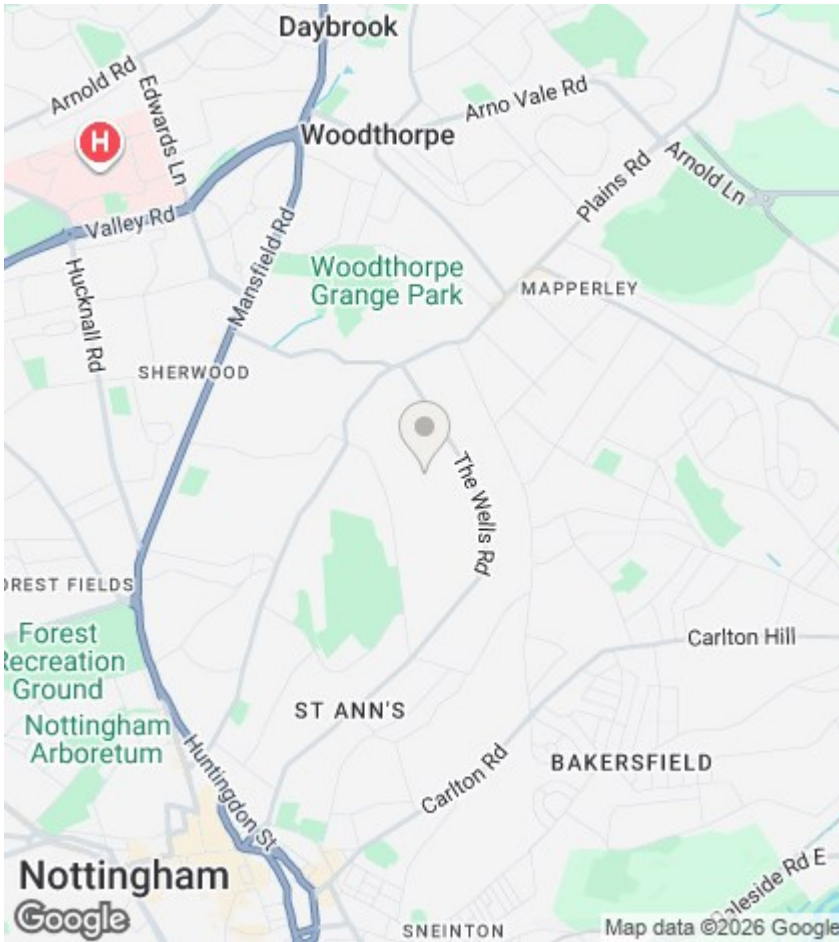
Wood effect flooring. A range of base and wall units with integrated oven and space for a washing machine. Work surfaces with inset electric hob and extractor over. Sink unit. Window to the rear.

#### Exterior

Very large rear garden with access from both floors.







## Viewings

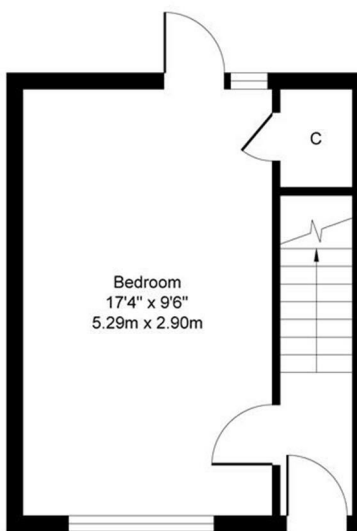
Viewings by arrangement only. Call 01159625003 to make an appointment.

## EPC Rating:

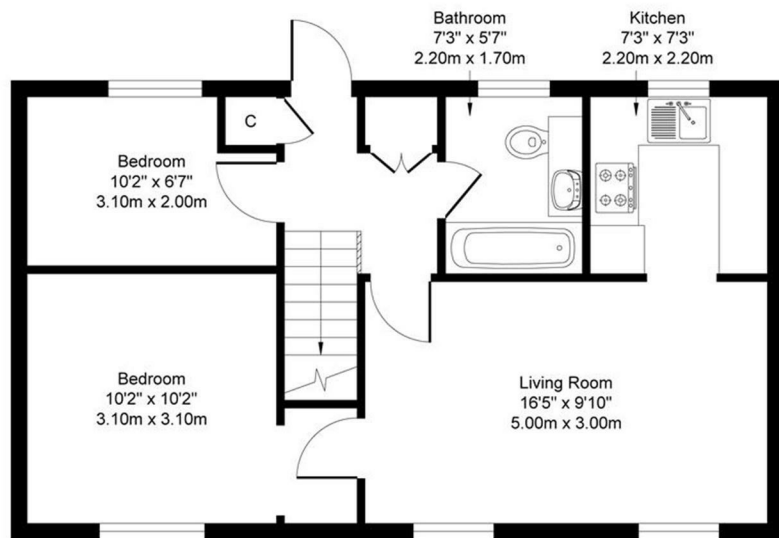
E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D		46	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area  
758 Sq.ft. (70.49 sq.m.)



GROUND FLOOR



FIRST FLOOR