

ms
estates

me and you
could be friends
for a year

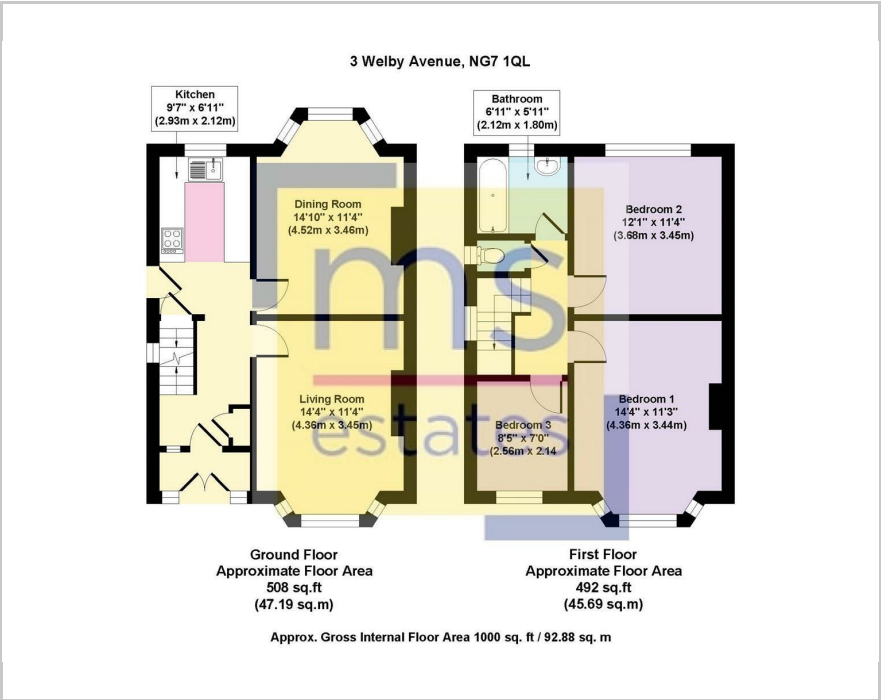
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3 Welby Avenue, Nottingham, NG7 1QL

£195,000



Floor Plan



Area Map



- Three Bedrooms: Two doubles and one single/office.
- Detached House: Traditional home with clear privacy.
- Gated Side Access: Provides direct access to the rear garden.
- Two Receptions: Bay-fronted lounge and separate dining room.
- Kitchen: Blank canvas ready for full modernisation.
- Bathroom: First-floor family bathroom ready to update.
- Glazing & Heating: Full uPVC double glazing and gas central heating.
- Rear Garden: Enclosed garden space with storage shed.
- Location: Close to City Centre, QMC, and University.
- No Chain & Not HMO: Vacant, suitable for owner-occupiers/family use only (not an HMO).

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		
England & Wales	EU Directive 2002/91/EC	



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