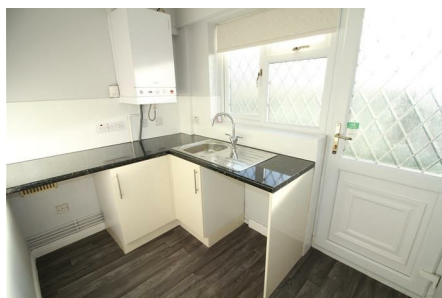


## 82, Torvill Drive, Nottingham, Nottinghamshire NG8 2BR



£975



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			84
(81-91) B			
(69-80) C			
(55-68) D		50	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Located is a welcoming family orientated estate with access to great schools with in close proximity, the city centre less than 10 minutes' drive away and access to the motorway network via either junction 25 or 26 in less than 3 miles. AVAILABLE 19th NOVEMBER!!

This property has not long undergone a light refurbishment throughout with fresh décor to all rooms, but also has a NEW STYLE KITCHEN and matching utility consisting of modern gloss units, high spec integrated appliances, flooring and splash-backs.

On the ground floor the property adds to its appeal with a downstairs W/c, dedicated dining area with patio doors leading out to the rear garden, a large lounge with bay fronted window and modern feature fireplace with high spec wall coverings throughout. The property also offers a LARGE GARAGE with a dedicated ELECTRIC POWER SUPPLY for the provision of charging a HYPRID OR ELECTRICAL VEHICLE.

Upstairs the property has three good sized bedrooms, two doubles with an additional child's bedroom or study all on the same floor. The Master benefits from a range of wardrobes. The second double has a fresh and neutral colour scheme that overlooks the rear of the property. Also located on this floor is a new family bathroom with modern three piece suit, Oversized 'P'shaped bath, power shower, heated towel rail and vanity unit already installed and ready to go.

The closest Gym (David Lloyd) is just 2.6 Miles away  
Wollaton Park is just 1.2 miles away  
The closest Garden Centre is just 3.4 miles away  
The closest Lidl is just 0.5 miles away  
QMC is just 3.5 miles from the property  
The closest Lidl is just 2.1 miles away

Call Belvoir lettings today on 0115 985 9259 for further information and to book a viewing...

(Please note that application fees apply and are charged at £96/per applicant aged 18yrs & over).

