



58 ABERFORD AVENUE NOTTINGHAM, NG8 5FQ

£1,100 PER MONTH

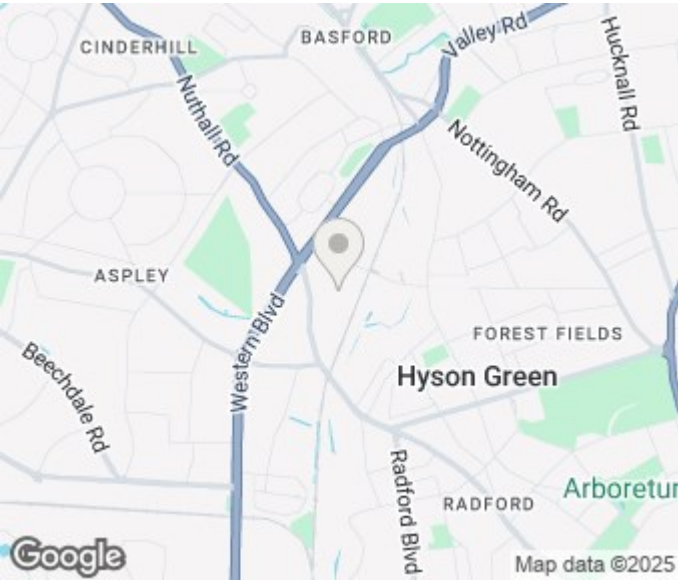
Nestled on the charming Aberford Avenue in Nottingham, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning an impressive 1,001 square feet, the property boasts a well-designed layout that is ideal for both first-time buyers and small families.

Upon entering, you are welcomed into a spacious reception room, which serves as a versatile space for relaxation and entertaining. The room is filled with natural light, creating a warm and inviting atmosphere. The house features two generously sized bedrooms, providing ample space for rest and personalisation. The bathroom is well-appointed, ensuring that all your daily needs are met with ease.

Built in 1975, this property has been maintained to a good standard, offering a solid foundation for modern living. The end-terrace design not only enhances privacy but also provides a sense of



HOUZLY



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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