



## 45 HEATHFIELD ROAD NOTTINGHAM, NG5 1NL

£1,250 PER MONTH

Nestled on the charming Heathfield Road in Nottingham, this delightful house presents an excellent opportunity for those seeking a new home in a vibrant community. While the property is currently listed with a total area of 0 square feet, it offers the potential for imaginative renovation or redevelopment, allowing you to create a space that perfectly suits your lifestyle.

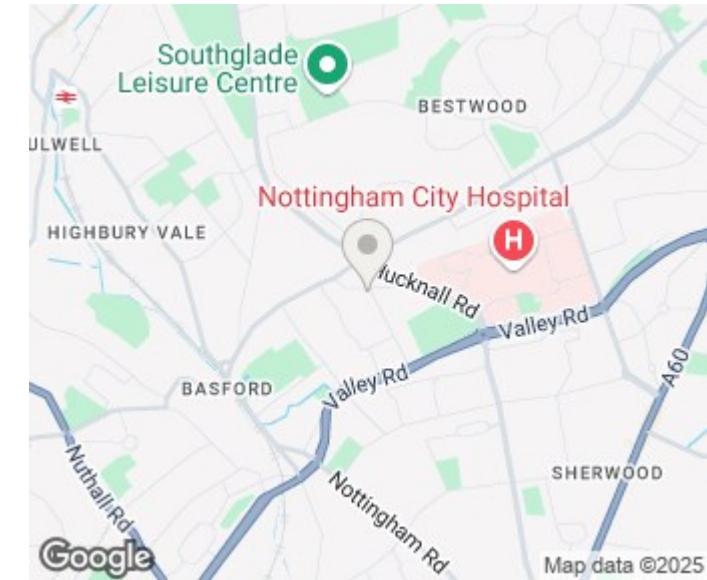
Heathfield Road is known for its friendly atmosphere and convenient access to local amenities, including shops, schools, and parks. The surrounding area boasts excellent transport links, making it easy to explore the wider Nottingham region or commute to nearby cities.

This property is ideal for individuals or families looking to invest in a home that they can truly make their own. With a little vision and creativity, you can transform this house into a warm and inviting sanctuary. Whether you are a first-time buyer or an experienced investor, this opportunity on Heathfield Road is not to be missed.

Embrace the chance to craft your dream home in a location that offers both tranquillity and accessibility. We invite you to explore the possibilities that await you in this promising property.



**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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