



57 HOLBORN AVENUE  
NOTTINGHAM, NG2 4LY

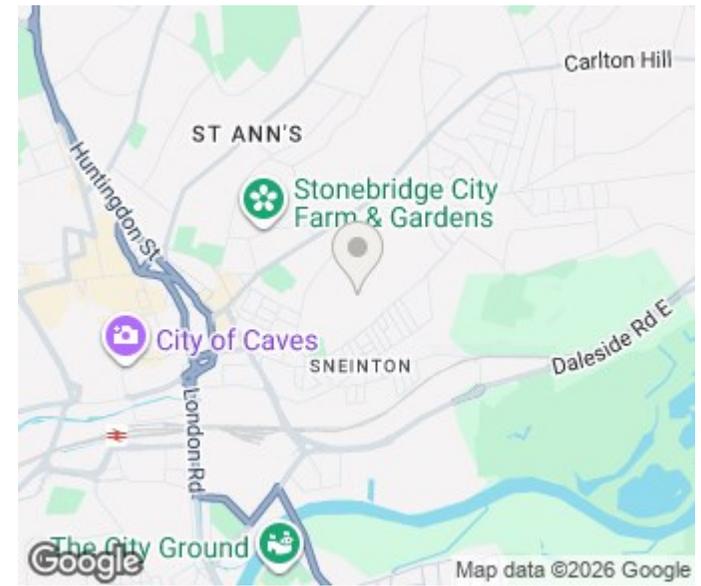
£1,250 PER MONTH

Nestled on the charming Holborn Avenue in Nottingham, this delightful end-terrace house offers a perfect blend of character and modern living, with company lets warmly welcomed. Built in 1900, the property boasts a rich history while providing a comfortable and inviting atmosphere for its residents. Spanning an impressive 807 sq ft, this home features two well-proportioned reception rooms, ideal for both relaxation and entertaining. The spacious layout allows for a seamless flow between living areas, making it perfect for family gatherings, professional sharers, or use as a company let.

There are two good-sized bedrooms, providing ample space for rest and privacy, catering to a variety of living arrangements — whether for a small family, a couple, professional occupants, or staff accommodation under a company tenancy. A well-appointed bathroom serves the property, ensuring convenience for day-to-day living.



HOUZLY



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>55</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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

Main Branch  
363 Nuthall Road  
Nottingham  
Nottinghamshire  
NG8 5BU

01159789843  
sales@houzly.co.uk



**HOUZLY**