



**23A BIRCHDALE AVENUE  
NOTTINGHAM**

**£775 PCM**

A modernised unfurnished first floor two bedroom flat situated in a convenient location in Hucknall.



- Top floor flat • Modernised throughout • Spacious lounge • 2 double bedrooms • Brand new carpets throughout

- Front door leads to a good-sized entrance porch which can be used for storage. Through the porch stairs and landing lead to the first floor.

- There are two double bedrooms, one includes fitted cupboard.

- Modern bathroom with 3-piece suite including shower over bath, sink and WC.

-Spacious lounge with sloping ceiling and windows to both elevations.

-Kitchen to include integrated electric hob and oven.

-UPVC double glazing throughout.

- Off street parking is available on a first come first served basis

- There are local amenities and schools within walking distance of the property, including convenience store a few doors away, and Hucknall town centre is also within easy reach.

#### Relevant information

- Access: Flat is accessed via ground floor all living areas are on the first floor.

- Council Tax Band: A (Ashfield District Council).

- Electricity supply: mains connection.

- Water and sewerage status: mains connection.

- Heating and hot water status: Electric storage heaters and immersion heater for hot water.

- Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

Flood risk in this location: Surface water = Very Low. River/Sea = Very Low

This location is outside of a groundwater flood alert area

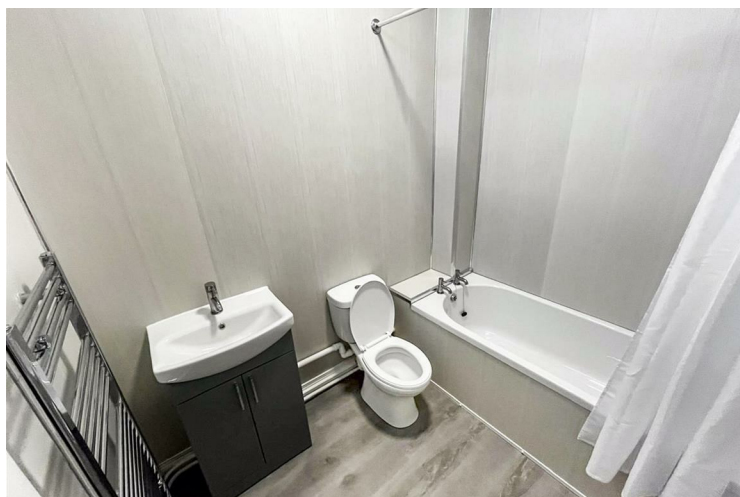
Flooding from reservoirs is unlikely in this area

Any planning permission in the area see:

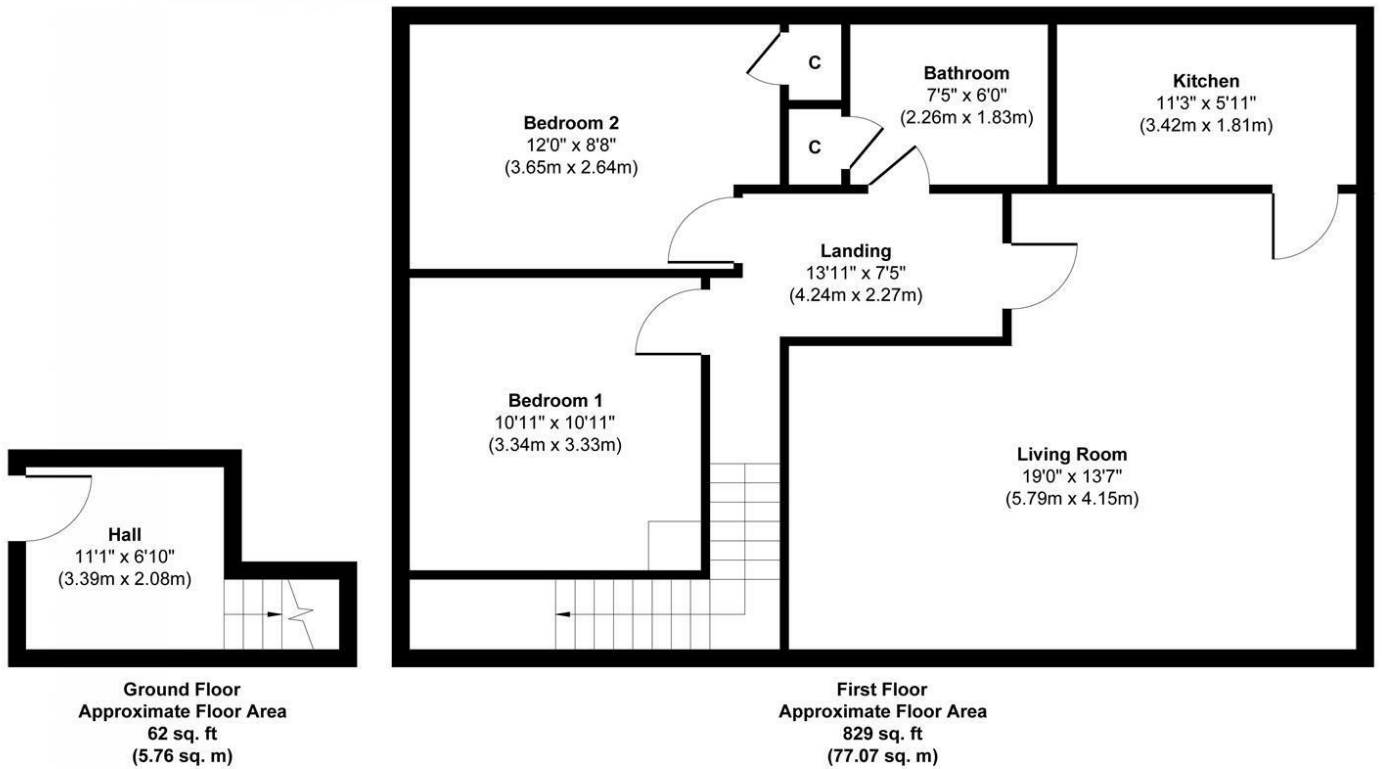
[planning.ashfield.gov.uk/planning-applications/search-applications/?civica.query.FullTextSearch=NG15%206DL](http://planning.ashfield.gov.uk/planning-applications/search-applications/?civica.query.FullTextSearch=NG15%206DL)



- Parking to the rear • Close to schools and local amenities • Easy reach of Hucknall town centre • Close to Hucknall by-pass • Council tax band = A



23a Birchdale Avenue NG15 6DL



Approx. Gross Internal Floor Area 891 sq. ft / 82.83 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>		
(39-54) <b>E</b>	48	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**EPC Rating: E     Council Tax Band: A**

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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