



Westleigh Road  
Nottingham  
NG8 6JU

Offers in Excess of £168,000

bettermove

# Westleigh Road

## Nottingham

Bettermove are proud to present this 3 bedroom terraced house in Nottingham available with no forward chain.

The property benefits from double glazing, gas central heating throughout and has off street parking available.

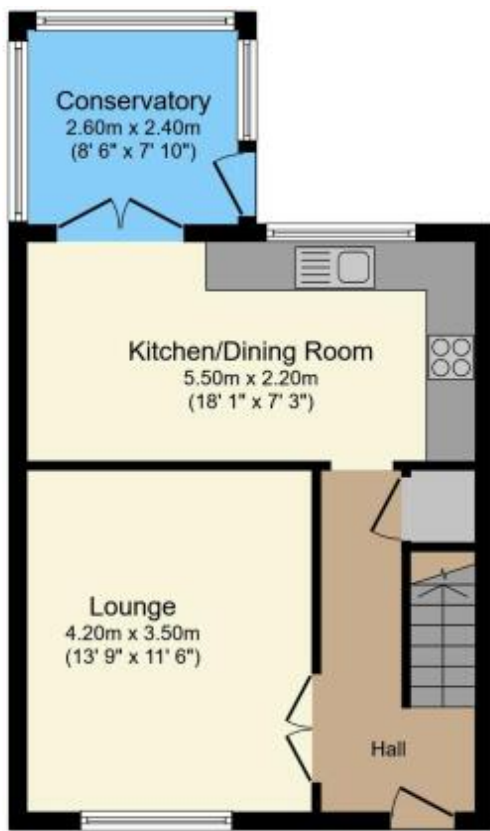
The council tax band is A.

The interior of this beautifully presented property comprises a spacious living room, dining room/fitted kitchen and conservatory on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

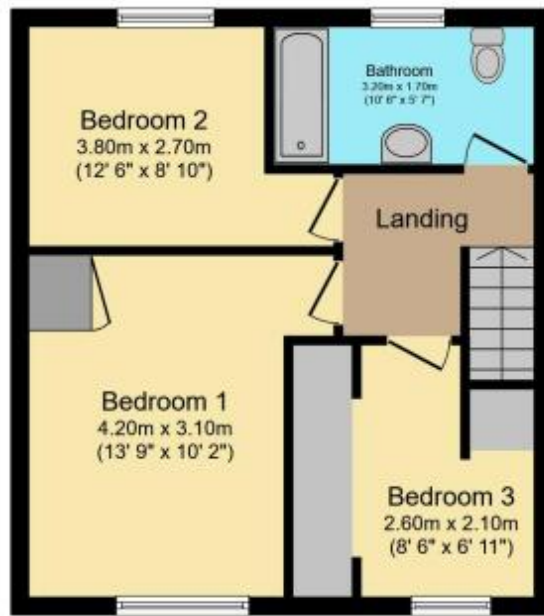
Located near the popular City of Nottingham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the M1, local bus and tram routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.





**Ground Floor**



**First Floor**

Total floor area 88.6 m<sup>2</sup> (954 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





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