



Harold Avenue  
Langley Mill  
Nottingham  
Derbyshire  
NG16 4DZ

Offers in Excess of £244,000

bettermove 



# Harold Avenue Nottingham

Bettermove are proud to present this 3 bedroom detached house in Langley Mill available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the driveway and garage. The council tax band is C.

The interior of this well maintained property comprises a spacious living room, games room, conservatory and fitted kitchen with dining area 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.

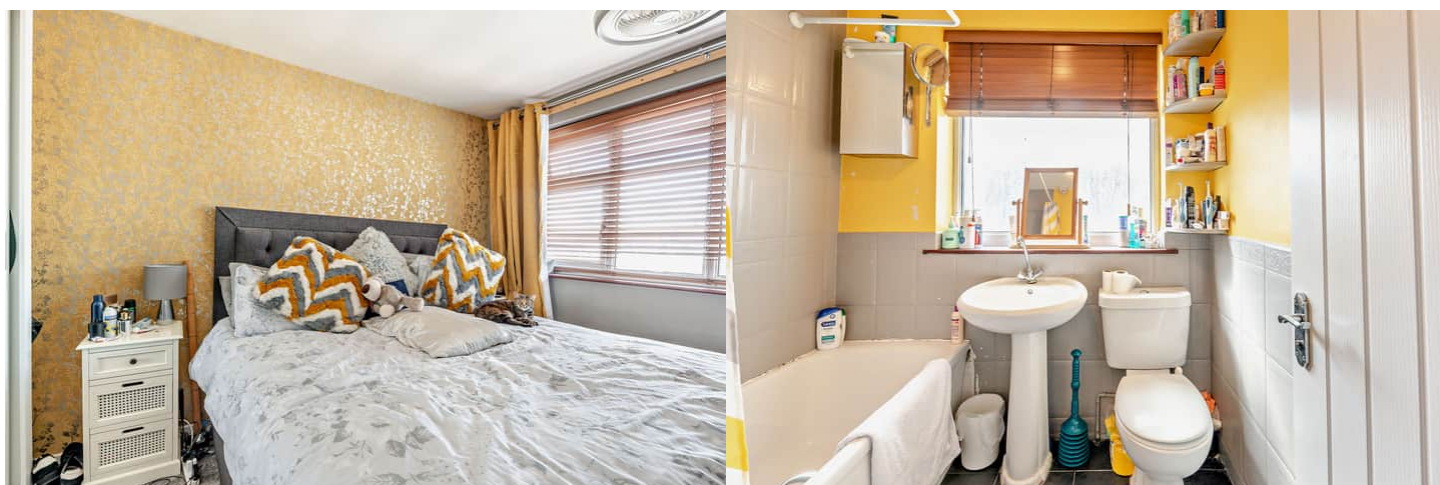
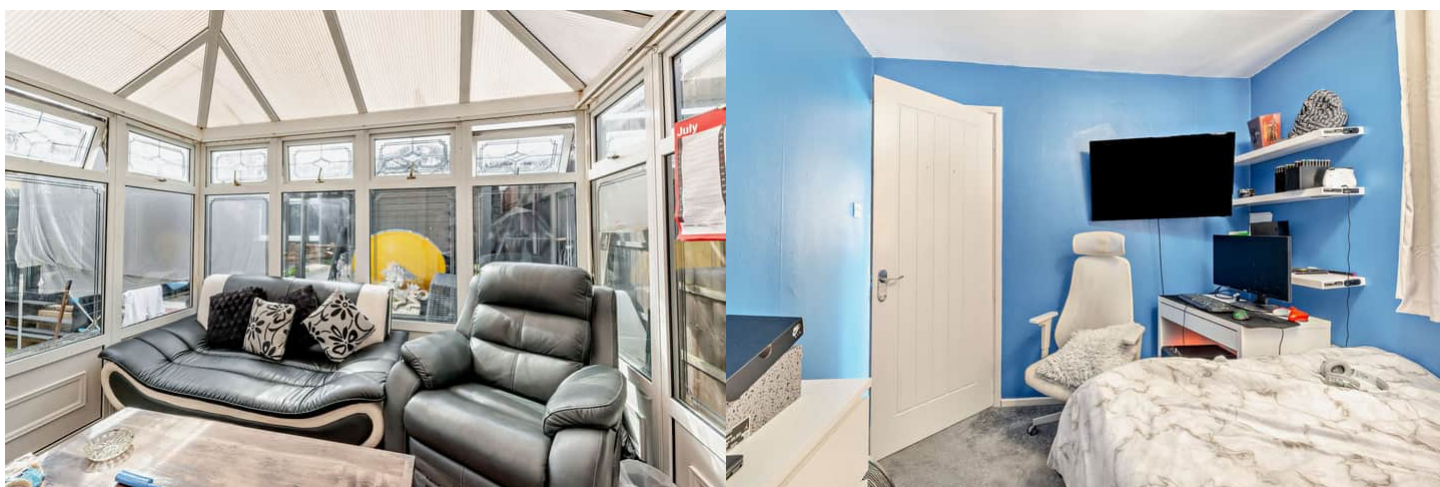
Located in the popular village of Langley Mill, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Langley Mill Train Station, the M1 and many local buses.

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

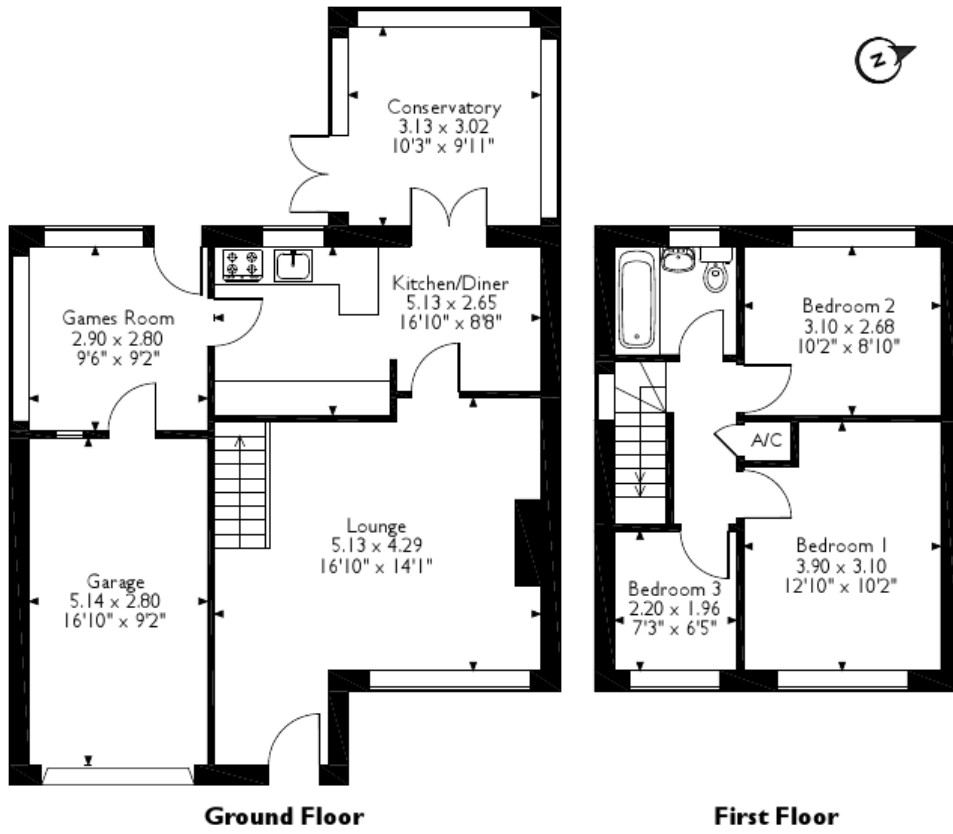
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



Harold Avenue, Langley Mill, Nottingham, Derbyshire  
 Approximate Gross Internal Area  
 104 Sq M / 1119 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floor plan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		43	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)