






# 1 Lexington Gardens

Guide Price £230,000

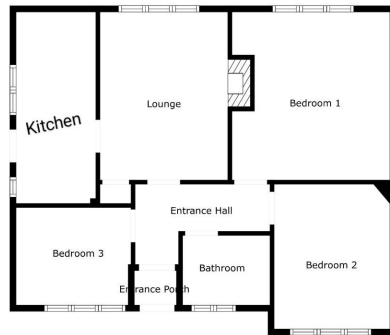
 3  1  2



- Semi-Detached Bungalow
- Spacious Lounge
- Oak Flooring in most rooms
- Gas Central Heating
- Driveway
- 3 Double Bedrooms
- Kitchen/Dining Room
- Solid Panelled Doors
- Double Glazing
- No Chain



Vetta Properties are delighted to bring to the market this 3 double bedroomed Semi-Detached Bungalow in Sherwood, Nottingham. Excellent transport links and easy commute to the M1 motorway and Nottingham City Centre. Ideally located close to the City Hospital, where this would make an ideal investment as well as a spacious home. This property also benefits from being within walking distance to local amenities as well as Woodthorpe Park. This property is in prime location for being tucked away, yet accessible to City life. Call to view today



Measurements Are Calculated By Cubicx Technology. Deemed Highly Reliable But Not Guaranteed.

Energy performance certificate (EPC) - Find an energy certificate - ... <https://find-energy-certificate.service.gov.uk/energy-certificate/0364-2894-7073-2906-6331>

Energy performance certificate (EPC)																																		
1, Levington Gardens NOTTINGHAM NG5 5PE	Energy rating <b>E</b>	Valid until: 6 March 2030																																
		Certificate number: 0364-2894-7073-2906-6331																																
Property type	Semi-detached bungalow																																	
Total floor area	74 square metres																																	
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/rental-property-energy-efficiency-standards">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/rental-property-energy-efficiency-standards">https://www.gov.uk/guidance/rental-property-energy-efficiency-standards</a> )																																		
<b>Energy rating and score</b>																																		
This property's energy rating is E. It has the potential to be C.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td>47 E</td> <td></td> </tr> <tr> <td>13-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-12</td> <td>G</td> <td></td> <td>32 G</td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	92-100	A			81-91	B			69-80	C			55-68	D			39-54	E	47 E		13-38	F			1-12	G		32 G	<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 50</p>
Score	Energy rating	Current	Potential																															
92-100	A																																	
81-91	B																																	
69-80	C																																	
55-68	D																																	
39-54	E	47 E																																
13-38	F																																	
1-12	G		32 G																															

Tel: 07980 572 963

Email: [toni.mortimer@vettaproperties.com](mailto:toni.mortimer@vettaproperties.com)

Web: [www.vettaproperties.com](http://www.vettaproperties.com)

**SOLD**

