



Offers Over £170,000 Freehold

70 ANDOVER ROAD | | NOTTINGHAM | NG5 5FF

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU!...

Situated in the popular and well-connected area of Nottingham, this three-bedroom end-terrace home offers generous living space, stylish interiors, and a low-maintenance garden — ideal for families or first-time buyers looking for a comfortable and conveniently located property.

As you enter the home, you're welcomed into a bright and inviting living room, complete with a feature fireplace that adds warmth and character to the space — perfect for relaxing or hosting friends and family. To the rear of the property the well-appointed kitchen, features a breakfast bar for casual dining, ample storage, and worktop space. A door from the kitchen leads out to the private rear garden, seamlessly connecting indoor and outdoor living.

Upstairs, the property offers three well-proportioned bedrooms, providing flexibility for family life, guest rooms, or even a home office. The accommodation is completed by a shower room including a three piece suite.

Outside, the front of the property features a driveway providing off-street parking. The rear garden is low maintenance, offering a combination of decked seating area, pebbled landscaping, and secure fencing — ideal for outdoor dining, children's play, or simply enjoying the sunshine. A handy storage shed offers additional space for tools or garden equipment.

Call today to arrange a viewing!!!





Entrance Hall

With access into;

Living Room 14'8" x 11'0"

With carpeted flooring, feature fireplace and a window to the front elevation.

Kitchen 17'9" x 8'2"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over, breakfast bar and space for appliances. With windows and a door to the rear elevation.

Landing

With access into;

Bedroom One 11'1" x 9'8"

With carpeted flooring and a window to the front elevation.

Bedroom Two 9'8" x 10'0"

With carpeted flooring and a window to the rear elevation.

Bedroom Three 6'6" x 6'6"

With carpeted flooring and a window to the front elevation.

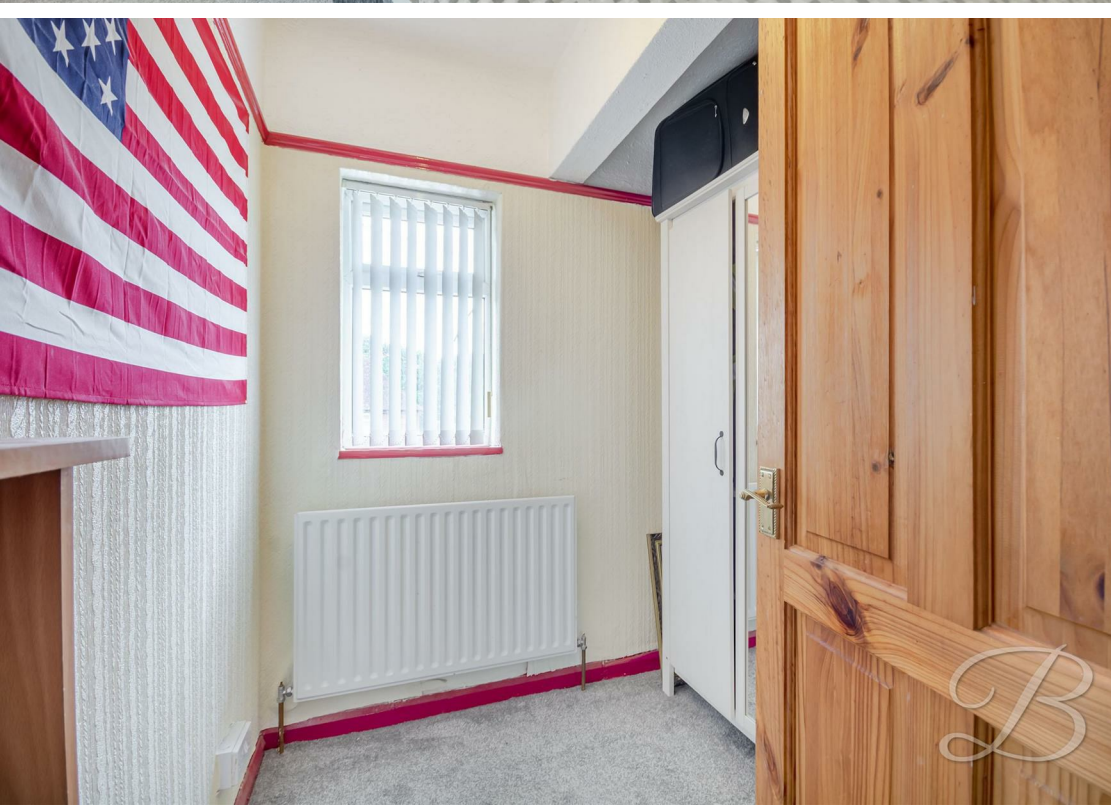
Shower Room 7'10" x 6'10"

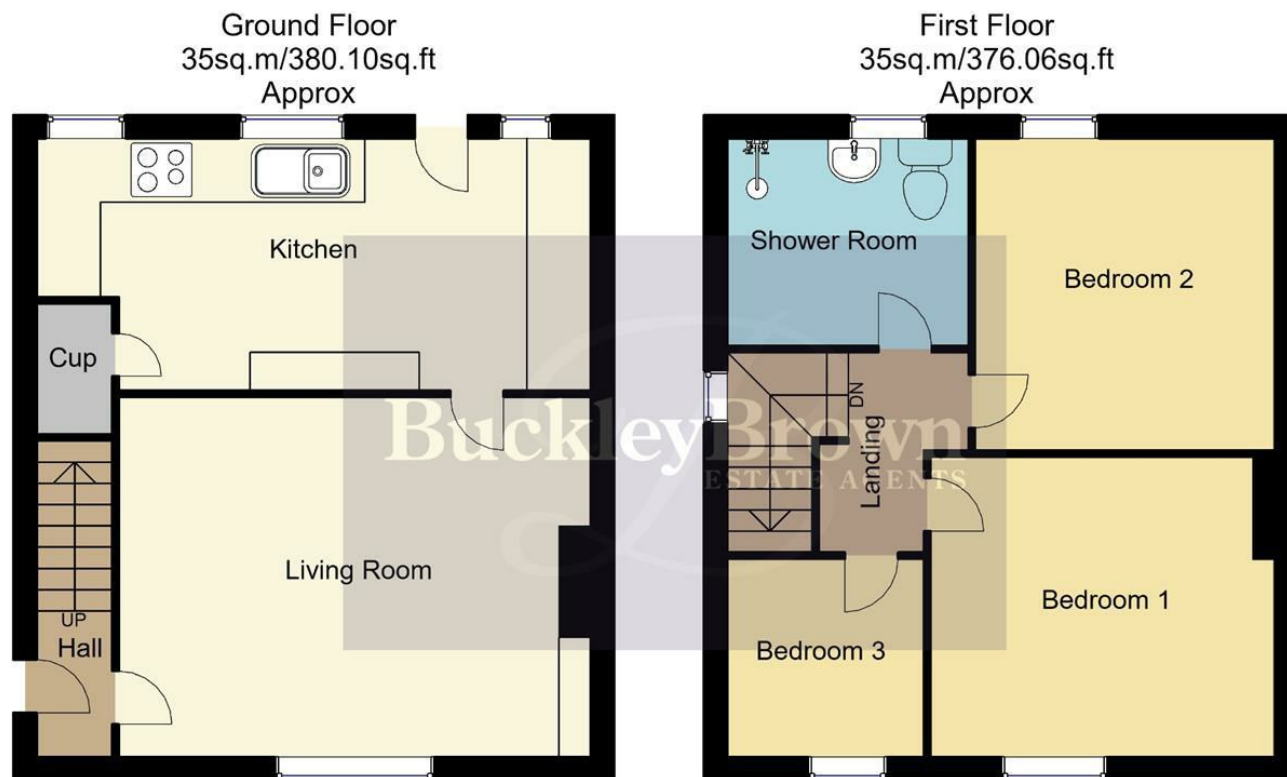
Complete with a three piece suite including a shower, low flush WC and hand wash basin. With a window to the rear elevation.

Outside

The front of the property offers a driveway, providing ample off-street parking. The rear garden is low maintenance with a decked seating area, pebbled area and surrounding fences. The garden also benefits from a handy storage shed.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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

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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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