

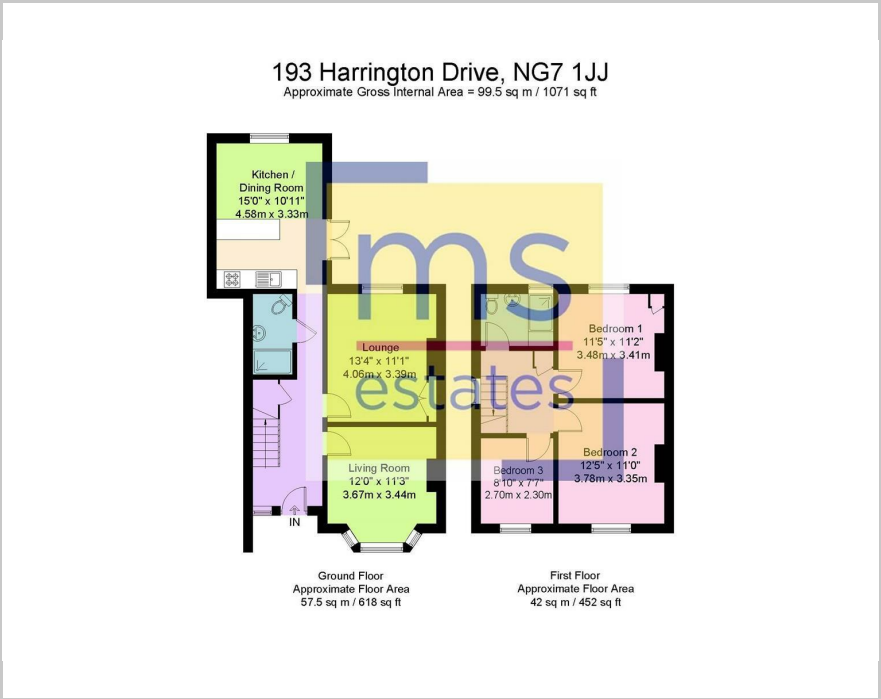


193 Harrington Drive, Nottingham, NG7 1JJ

Fixed Asking Price £250,000



Floor Plan



Area Map



- Charming 3-Bedroom Semi-Detached Property: A beautifully presented family home offering comfortable living.
- Spacious Breakfast Kitchen: A good-sized, functional kitchen, perfect for daily meals and gatherings.
- Two Modern Shower Rooms: Providing convenience and flexibility for residents and guests.
- Two Versatile Reception Rooms: Ample space for living, dining, or a dedicated home office.
- Full Gas Central Heating: Ensuring a warm and energy-efficient home.
- Excellent Location in Lenton: Situated in a highly desirable and convenient residential area.
- Walking Distance to City Centre: Enjoy easy access to Nottingham's amenities, entertainment, and transport hubs.
- No Upward Chain: Facilitating a potentially quicker and smoother purchase process.
- Competitively Priced to Sell: An attractive opportunity in the current market, early viewing strongly advised.
- Not an HMO: Ideal for owner-occupiers seeking a traditional residential property.

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



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