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**DavidJames**  
the estate agent

**Horsham Drive, Top Valley, Nottingham, NG5 9AQ**

**Guide Price £140,000**

# About This Property

GUIDE PRICE £140,000 - £150,000 Welcome to this two-bedroom mid-terrace home, offered with no upward chain. With good access to local amenities, schools and transport links, this home is perfect for first-time buyers or those looking to downsize.

The front garden features a well-maintained, tiered layout with low-maintenance gravel beds and a selection of potted plants, offering an attractive, easy-care outdoor space.

The entrance hall leads you through to a well-proportioned lounge decorated in neutral tones, filled with natural light, courtesy of the large window that offers a view of the front garden.

At the end of the hallway is the dining kitchen, a functional space designed for practicality, featuring ample countertop space and room for appliances. The kitchen area leads directly onto a good-sized dining area, spacious enough to accommodate a good-sized table and chairs and featuring large sliding glass doors that open onto the garden, allowing for plenty of natural light.

Moving onto the first floor, the main bedroom is generously sized providing ample space for a double bed and additional furniture. The second double bedroom looks onto the surrounding area and could easily double as an office space.

The rear garden, accessed through the sliding glass doors from the dining area, offers a blend of greenery and practicality. The garden features a tiered layout, with steps leading down from the rear entrance to the lower level.



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- Mid-terrace house
- No upward chain
- Convenient access to amenities and transport links to the City
- Low-maintenance front garden
- Good-sized lounge
- Functional dining kitchen
- Two double bedrooms
- Fully-tiled shower room with a three-piece suite
- Low-maintenance tiered rear garden
- Viewing highly recommended



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Floor 1



Floor 2



**Approximate total area\***  
70.16 m<sup>2</sup>  
755.2 ft<sup>2</sup>

**Reduced headroom**  
1.37 m<sup>2</sup>  
14.75 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Council Tax Band: A**  
**Nottingham City Council**  
**Freehold**

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