



DavidJames
the estate agent

Breconshire Gardens, Old Basford, Nottingham, NG6 0RF

Guide Price £230,000

About This Property

We are pleased to present this modern end townhouse which is well-presented throughout and would make an ideal purchase for a first-time buyer, commuters looking to take advantage of the frequent transport services to the City Centre or healthcare professionals seeking easy access to the nearby Nottingham City Hospital!

The property features an initial welcoming entrance hall housing the panel for the burglar alarm system and providing access to a useful storage cupboard and the cloakroom/WC, which has a two-piece white suite.

The good-sized lounge benefits from French doors which fill the room with natural light and has a storage cupboard, whilst the fitted kitchen includes an integrated oven, hob and extractor with additional space available for a freestanding washing machine and fridge/freezer.

Upstairs, there are three bedrooms, with the primary bedroom boasting an en-suite shower room, fitted with a three-piece suite. The main bathroom complements the floor and features a modern three-piece white suite.

Outside, the enclosed south-easterly facing lawned garden provides a great space for relaxing and includes an initial patio seating area with ample space for garden furniture and timber fencing for privacy. There is also a handy metal shed for storage. Two allocated spaces to the front provide convenient off-street parking.

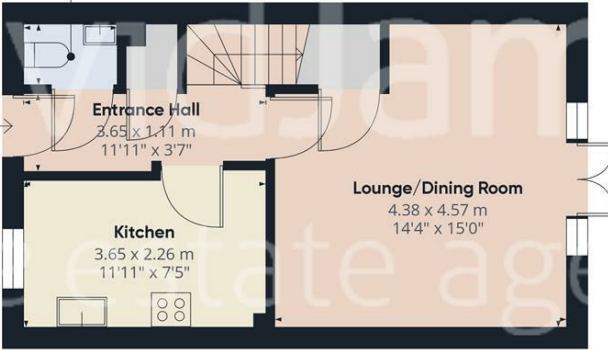
This property offers a superb opportunity for comfortable and convenient living in a well-connected location. Arrange your viewing today!

- Well-presented modern end townhouse
- An ideal first-time purchase
- Conveniently located for frequent transport services and Nottingham City Hospital
- Entrance hall with a cloakroom/WC
- Good-sized lounge with feature French doors
- Fitted kitchen with integrated cooking appliances
- Three bedrooms (main bedroom with an en-suite shower room)
- Main bathroom with a modern white suite
- South-easterly facing enclosed lawned garden with a patio area
- Two allocated parking spaces to the front





WC
1.51 x 0.95 m
4'11" x 3'1"



Floor 0



En-suite
1.28 x 2.57 m
4'2" x 8'5"

Floor 1



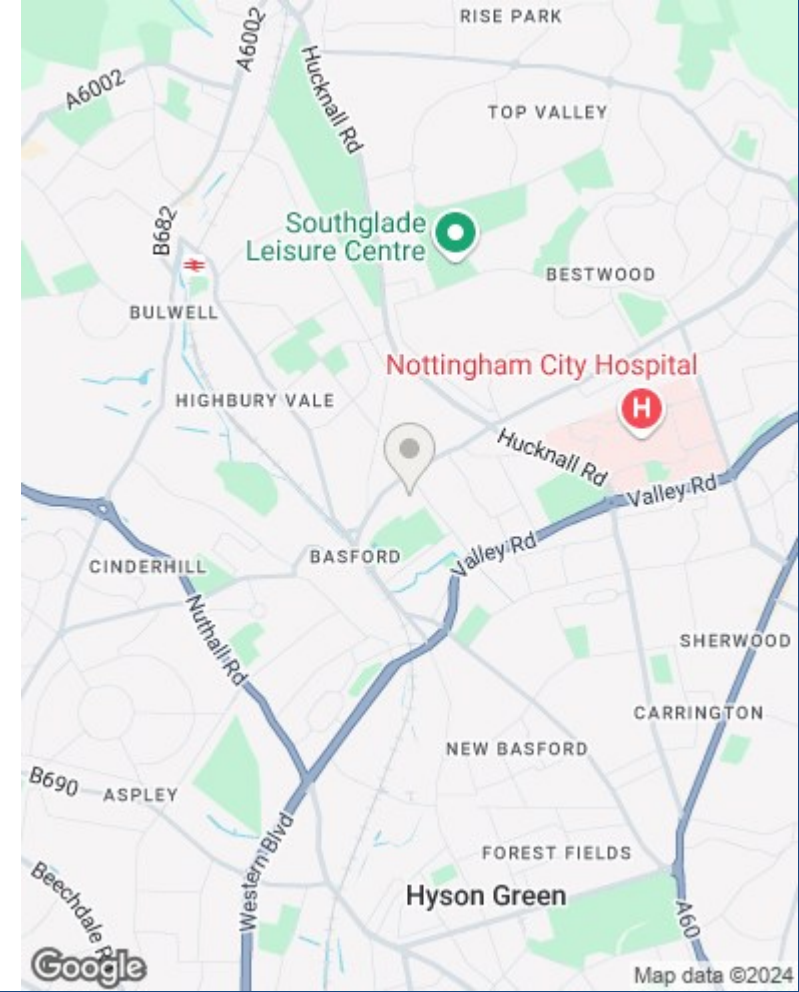
Approximate total area*
68.33 m²
735.5 ft²

(1) Excluding balconies and terraces

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

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: B
Nottingham City Council
Freehold



David James Estate Agents
100 Front Street, Nottingham, NG5 7EJ
t: 0115 955 5550 e: arnold@david-james.com

