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DavidJames
the estate agent

Torkard Drive, Top Valley, Nottingham, NG5 9HR

Guide Price £210,000

About This Property

GUIDE PRICE £210,000 - £220,000 This link-detached house is offered to the market with no upward chain, providing an excellent opportunity to personalise your next property and create a fantastic family home. Ideally situated for convenient access to shops and supermarkets, you'll also find a wealth of schools nearby as well as frequent transport links to Nottingham City Centre and the surrounding areas.

Upon entering, you are welcomed by an initial entrance hall leading to a spacious lounge. The lounge features a gas fire that conceals the back boiler and flows seamlessly into the adjoining dining room, which boasts French doors opening to the garden. The kitchen is then fitted with a range of units plus an integrated oven, hob and extractor with further space available for freestanding white goods. Additionally, there is a useful understairs shelved pantry/storage cupboard.

Upstairs, the property features three bedrooms which are all complemented by a bathroom that includes a three-piece suite with an electric shower over the bath.

The enclosed rear garden is a highlight, starting with a patio area perfect for garden furniture, leading to a manageable lawn surrounded by well-stocked and established borders as well as a further seating area. There is also the benefit of a greenhouse, a useful timber shed as well as a pedestrian door which provides convenient access to the rear of the garage, which is equipped with power and lighting.

To the front of the house, a driveway offers off-street parking and access to the main garage door.

Whilst requiring modernisation to personal taste, this property provides a great canvas for a wonderful family home in a popular location and has all the makings of a rewarding project. A viewing is strongly recommended!

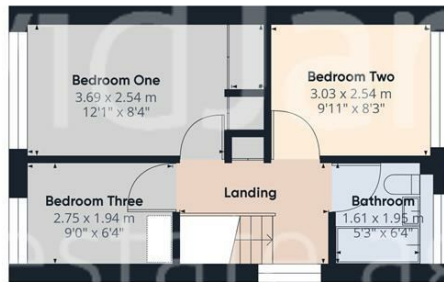


- Link-detached family home
- Offered to the market with no upward chain
- Lots of scope for personalisation
- Popular location close to supermarkets, schools and bus services
- Spacious lounge with an adjoining dining room
- Fitted kitchen with integrated cooking appliances
- Three first floor bedrooms
- Bathroom with a three-piece suite
- Good-sized enclosed rear garden
- Driveway and garage provide off-street parking





Floor 0



Floor 1



Approximate total area*
79.44 m²
855.09 ft²

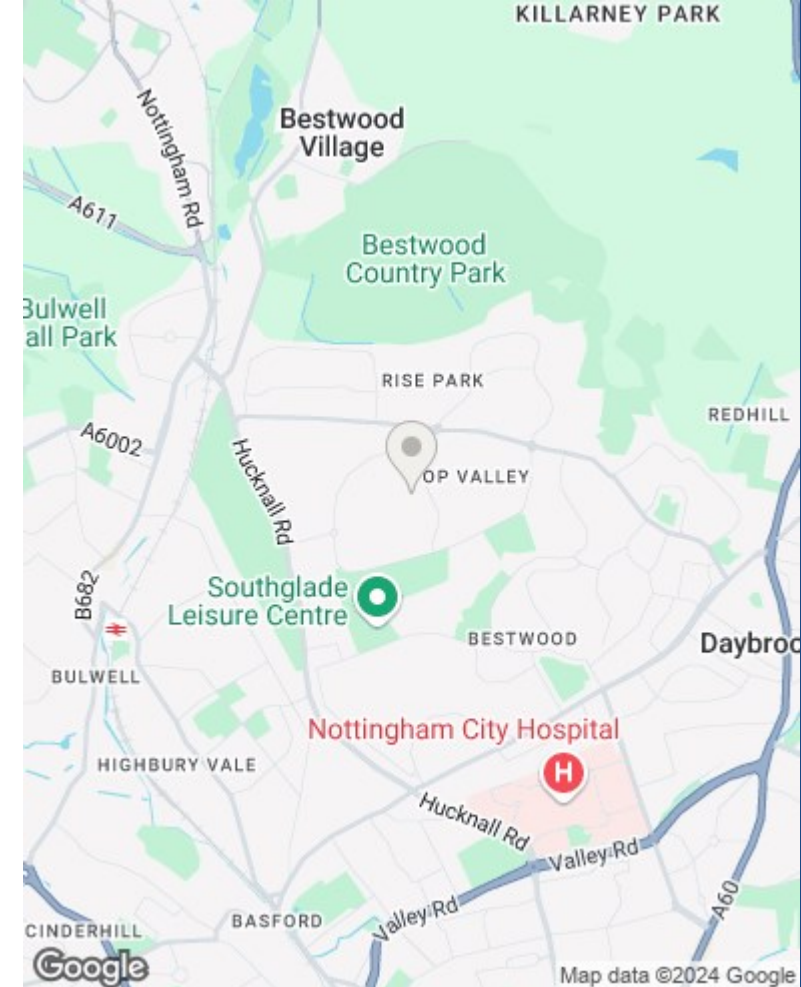
Reduced headroom
0.73 m²
7.86 ft²

(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: C
Nottingham City Council
Freehold

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