



55 Edwards Lane, Nottingham – NG5 3DH

Guide Price **£230,000**

DavidJames
the estate agent



55 Edwards Lane

Nottingham, Nottingham

This semi-detached 3 bed home is now available to purchase and would be perfect for a first-time buyer or family looking to take full advantage of Sherwood's vibrant amenities, schools and buses!

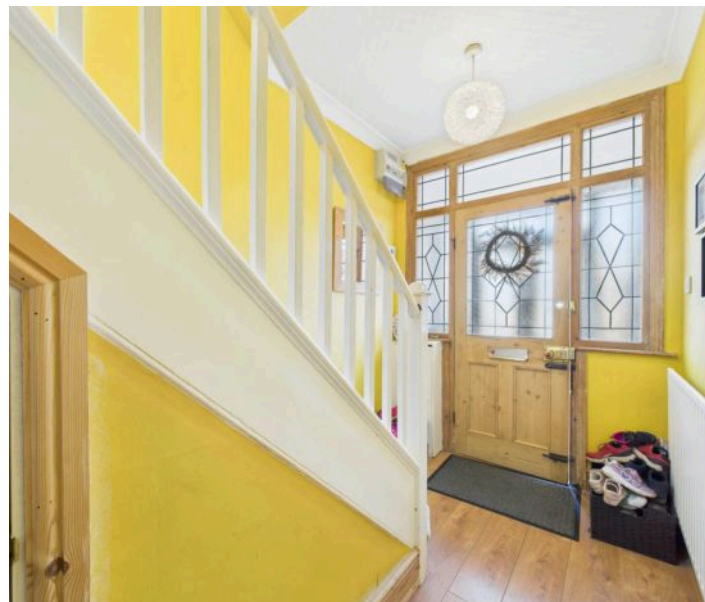
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

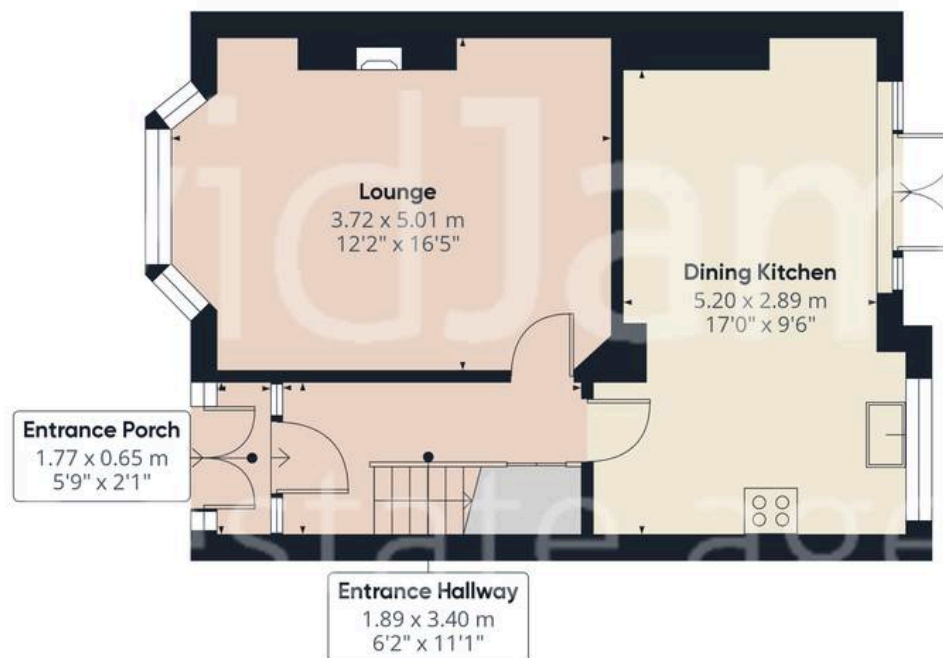
EPC Environmental Impact Rating: E

- Semi-detached family home
- A short walk from Sherwood's vibrant amenities, various popular schools and multiple frequent bus services
- Ideal for families or first-time buyers looking to step on the property ladder
- Welcoming entrance hall with an initial porch
- Well-proportioned lounge with a feature bay window
- Superb open plan dining kitchen a feature central island
- A range of integrated kitchen appliances
- Three bedrooms (including two generous double rooms)
- Modern bathroom a four-piece contemporary suite (including a separate walk-in shower cubicle)
- Generous southerly-facing garden with an initial patio area and lawn









Floor -1



Floor 0

Approximate total area⁽¹⁾

81.35 m²

875.66 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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