



24 Birch Walk The Firs, Nottingham – NG5 3BD

Guide Price £195,000

DavidJames
the estate agent



24 Birch Walk The Firs

Nottingham, Nottingham

Well-presented retirement bungalow for over 60s with Sherwood's amenities on the doorstep! Bright and spacious lounge, modern breakfast kitchen, 2 beds and a 3-piece shower room plus superb gardens!

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Retirement bungalow for the over 60's
- Well-presented throughout
- Ideal for those seeking the benefits of single-storey living
- A short walk from Sherwood's vibrant amenities and the beautiful Woodthorpe Park
- Bright and spacious lounge with patio doors and a feature fireplace
- Superb modern breakfast kitchen with a range of integrated appliances
- Two bedrooms (main room with fitted wardrobes)
- Shower room with a three-piece white suite
- Fantastic established garden space within communal grounds to the rear (maintained under service agreement)
- Parking bays for residents and visitors







Approximate total area⁽¹⁾

49.32 m²

530.88 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



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.