



22 Regent Street, New Basford, Nottingham, NG7 7BJ

Guide Price **£300,000**

DavidJames
the estate agent



22 Regent Street

New Basford, Nottingham

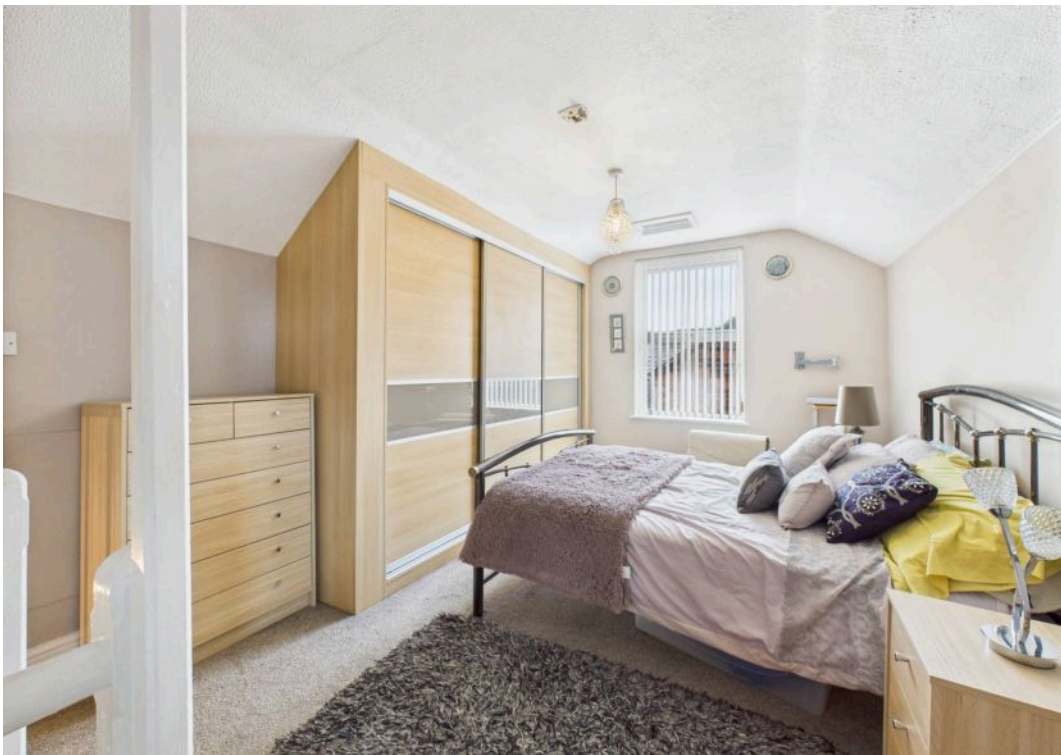
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Detached family home in popular residential area in cul-de-sac location
- Three double bedrooms set over the first and second floors
- Spacious three-storey layout providing versatile and comfortable family living throughout
- Bright and spacious lounge with bay window leading to a further versatile reception space, currently utilised as a sitting room
- Separate versatile reception room and downstairs stylish shower room
- Generous kitchen and adjoining conservatory, ideal for year-round use
- First floor bathroom and additional first floor shower room
- Enclosed rear garden with patio and lawn
- Generous driveway and large garage with electric roller door offering ample off-street parking
- Cellar space, perfect for storage or workshop use
- Close to a wide range of local amenities, schools and transport links







Floor -1



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

194.9 m²

2098 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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