



## 15 Twycross Road, Nottingham – NG5 5TG

Guide Price £210,000 – £220,000





## 15 Twycross Road

Nottingham, Nottingham

GUIDE PRICE £210,000-£220,000 Well-maintained 3-bed semi-detached with off-street parking, modern kitchen and private garden. Ideally positioned for shops, schools, buses and open green spaces!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

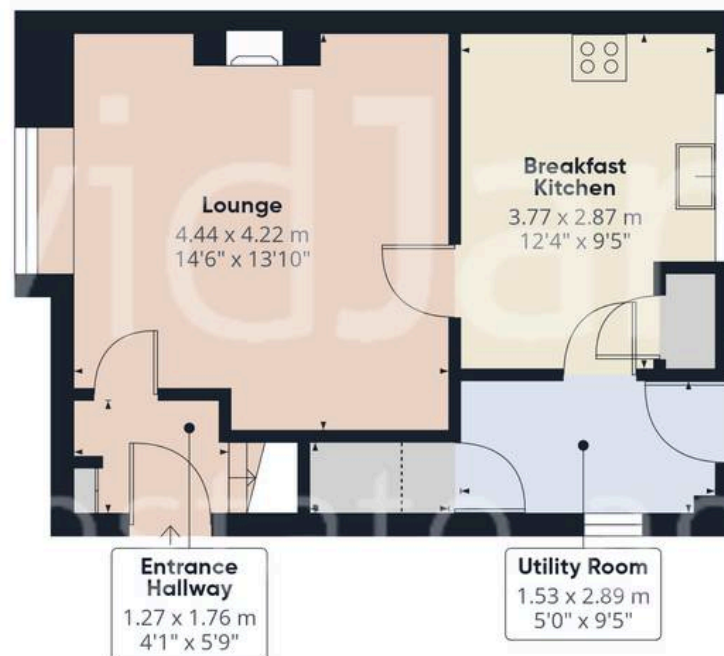
- Semi-detached family home
- A short walk from local shops, frequent buses, schools and open green spaces
- Bright front lounge with large window and contemporary electric feature fire
- Modern kitchen with white fitted units, integrated appliances and an adjoining utility room
- Three bedrooms (including two generous double bedrooms)
- Family bathroom with a three-piece suite and electric over-bath shower
- uPVC double glazing, gas central heating and an alarm system
- Carpets to stairs, landing and bedrooms recently replaced under current ownership
- Lawned rear garden with an included shed for storage
- Spacious block-paved driveway with parking for multiple vehicles











Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

72.8 m<sup>2</sup>

783 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

9 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360





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