



32 Hartcroft Road, Nottingham – NG5 5JF

Guide Price **£200,000**

DavidJames
the estate agent



32 Hartcroft Road

Nottingham, Nottingham

Spacious 3 bedroom semi-detached home with a lounge, conservatory, kitchen, shower room and generous garden in a convenient location close to local amenities, popular schools and bus services!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi-detached family home
- Close to local amenities, schools and public transport links
- Within easy reach of Arnold town centre
- Ideal for first time buyers and growing families
- Spacious lounge with a feature fireplace
- Generous conservatory offering garden views
- Fitted kitchen with a range of units and integrated cooking appliances
- Three first-floor bedrooms
- Shower room with a three-piece suite and a Triton electric shower
- Enclosed rear garden with lawn and patio seating space







Floor 0



Floor 1

Approximate total area⁽¹⁾

78.2 m²

842 ft²

Reduced headroom

0.5 m²

6 ft²

(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.

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