



DavidJames
the estate agent

Forester Road, Nottingham, NG3 6LP

Guide Price £300,000

About This Property

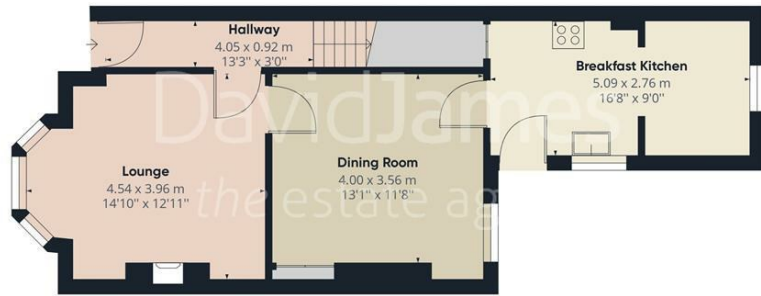
This is a fantastic opportunity to acquire a four bedroom semi detached family home in walking distance of bus routes, amenities and local schools. The property has been stylishly finished throughout and benefits from an entrance hall, lounge with bay window and gas fire set to the fireplace and a separate dining room with timber finish flooring. There is a modern breakfast kitchen with a range of base and eye level units and integrated appliances to include double oven, microwave, five ring gas hob and dishwasher. To the first floor, the four bedrooms are complemented by a modern shower room with double width shower cubicle with mains pressure shower, having a rainwater showerhead and a further detachable shower hose. The property benefits from combination gas central heating and UPVC double glazing which were both installed within the last five years whilst outside, the property has a landscaped rear garden with a central garden area with artificial lawn and a further seating/entertaining space to the rear of the garden which currently contains a bar area. The property will be perfect for the family marketplace and a viewing is recommended to appreciate the finish of the accommodation on offer.



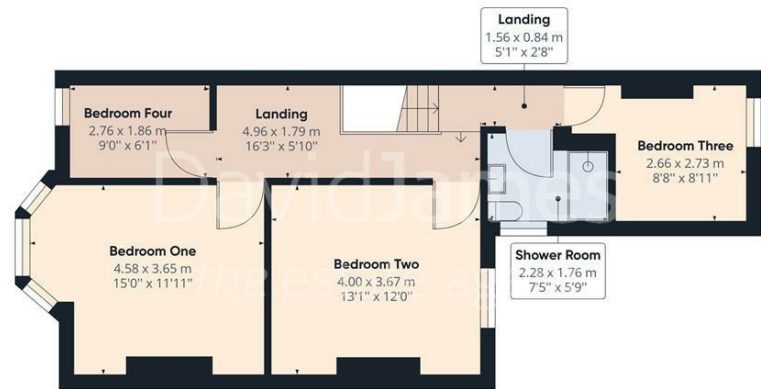
- Period style bay fronted semi detached house
- 4 bedrooms
- Entrance hall
- Lounge with bay window and gas fire set to a chimney breast
- Separate dining room
- Modern breakfast kitchen with a range of base and eye level units, integrated appliances and breakfast bar
- Modern first floor shower room/WC with double width shower cubicle and mains pressure shower
- Combination gas central heating, UPVC double glazing
- Landscaped lawned rear garden with artificial lawned central area and further "secret garden area" with seating area and bar
- Well presented throughout with some period features







Floor 0



Floor 1

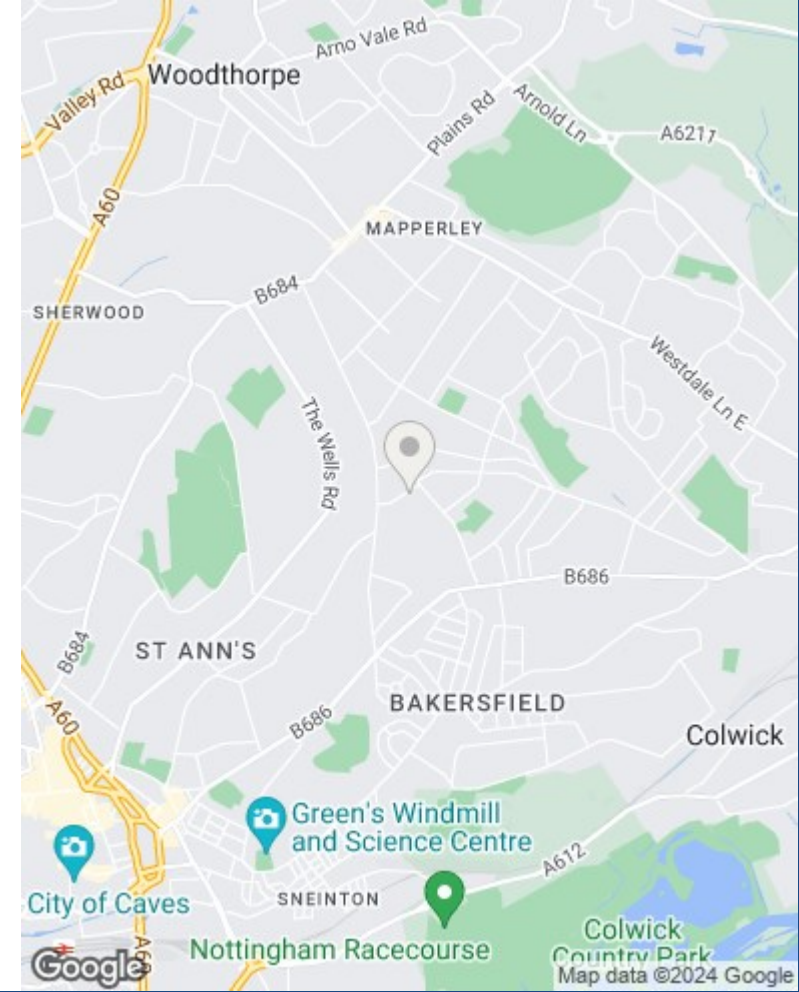


Approximate total area⁽¹⁾
 107.43 m²
 1156.41 ft²

(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.

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Council Tax Band: C
Gedling Borough Council
Freehold

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