



**DavidJames**  
the estate agent

**Thorneywood Rise, Thorneywood, Nottingham, NG3 2PE**

**Guide Price £160,000**

# About This Property

This superb mid-townhouse is an ideal choice for first-time buyers eager to step foot on the property ladder and sits within easy reach of the nearby City Centre - perfect for those looking for a simple commute and close proximity to Nottingham's shops, bars and eateries!

Upon entering, you are welcomed into the dining kitchen which is fitted with a range of units and has space for all of the usual freestanding appliances. From here, you'll find the good-sized lounge, complete with French doors that fill the room with natural light and lead out to rear garden.

The first floor hosts two spacious double bedrooms, complemented by the modern bathroom which features a three-piece white suite and a towel radiator.

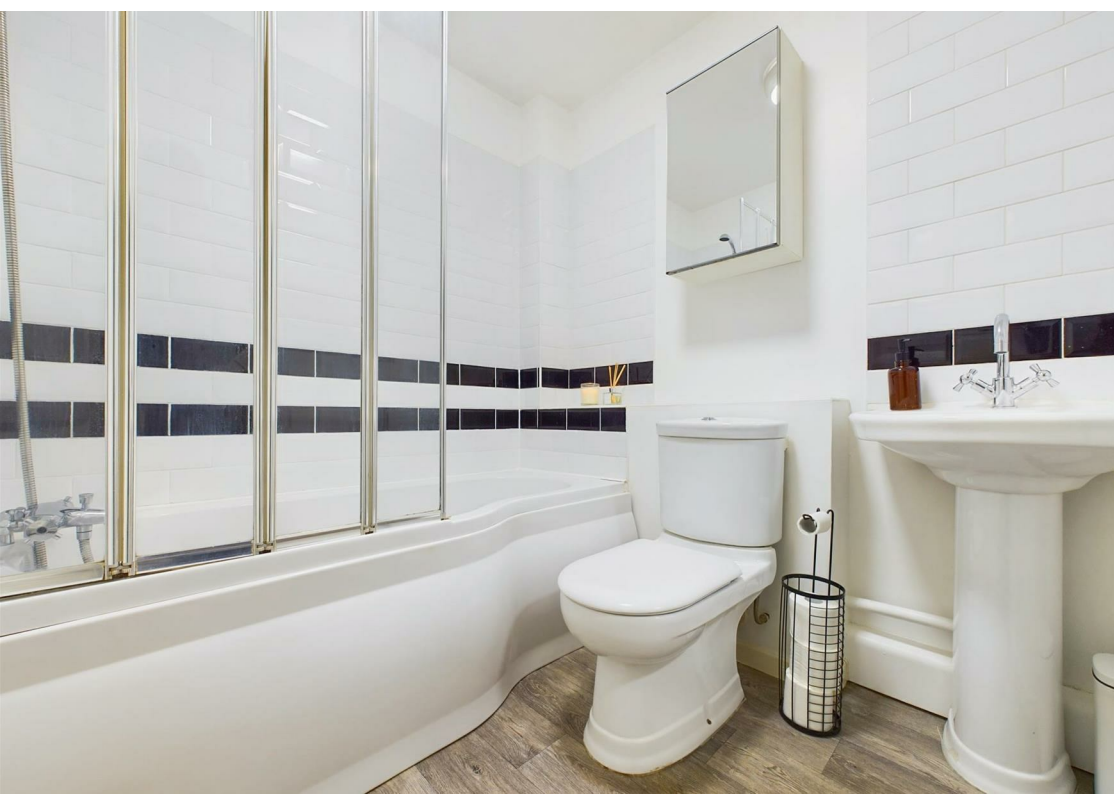
Additional benefits include double glazing and a useful loft space, accessible via a fitted ladder and home to the combi boiler.

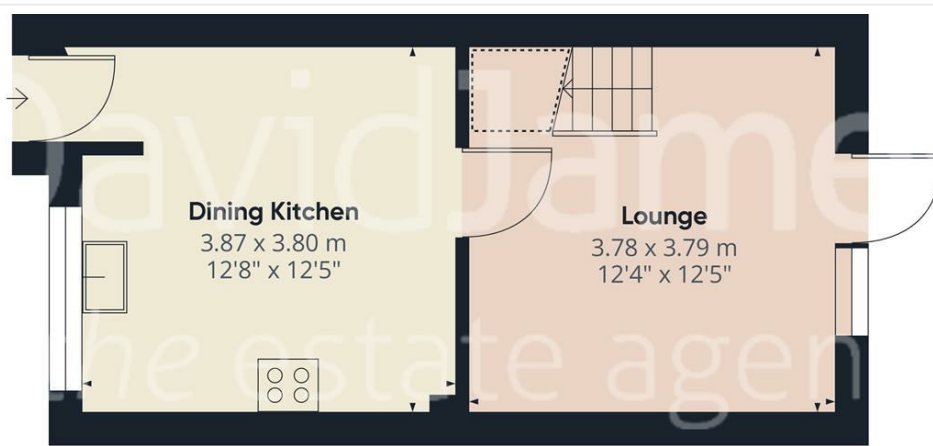
Outside, the property features a low-maintenance and southerly-facing garden with a decked patio seating area with plenty of space for outdoor furniture. At the front, a driveway provides off-street parking, enhancing both the functionality and curb appeal of this home.



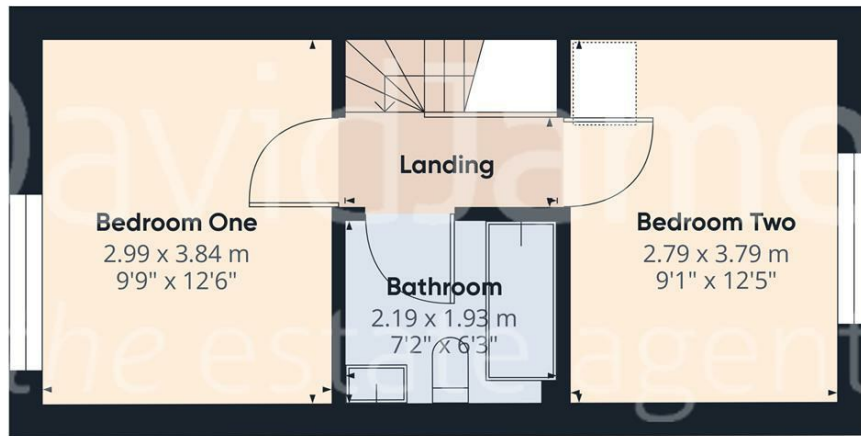
- Mid-townhouse
- Well-presented throughout
- Perfect for a first-time buyer
- A short commute from Nottingham City Centre
- Good-sized lounge with French doors
- Dining kitchen with a range of fitted units
- Two double bedrooms
- Modern bathroom with a three-piece white suite
- Low-maintenance southerly-facing rear garden
- Driveway to the front provides off-street parking







Floor 0



Floor 1



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

57.64 m<sup>2</sup>  
620.44 ft<sup>2</sup>

**Reduced headroom**

1.28 m<sup>2</sup>  
13.77 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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: A**  
**Nottingham City Council**  
**Freehold**

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