



DavidJames
the estate agent

Olga Road, Nottingham, NG3 2NW

Guide Price £230,000

About This Property

This modern three-storey semi-detached house is located in a private cul-de-sac, offering convenience and space close to Nottingham City Centre. With no upward chain, this property is ideal for those looking for a quick and hassle-free move.

The home features three well-sized bedrooms spread across the first and second floors. The second-floor main bedroom includes fitted wardrobes and an en-suite shower room with a mains shower and WC. The remaining two bedrooms are situated on the first floor, alongside a bathroom fitted with a white suite.

Upon entering, you are greeted by an entrance hall with laminate flooring, leading to a ground floor WC with a washbasin for added convenience. The lounge is a comfortable space with French doors that open onto the enclosed lawned rear garden, creating a seamless indoor-outdoor flow.

The dining kitchen is equipped with an integrated oven, hob, and extractor, complemented by tiled flooring, providing a great space for family meals and entertaining.

The property benefits from gas central heating and UPVC double glazing throughout. Outside, the double-width forecourt provides off-road parking for two vehicles, ensuring ample space for residents and visitors alike.

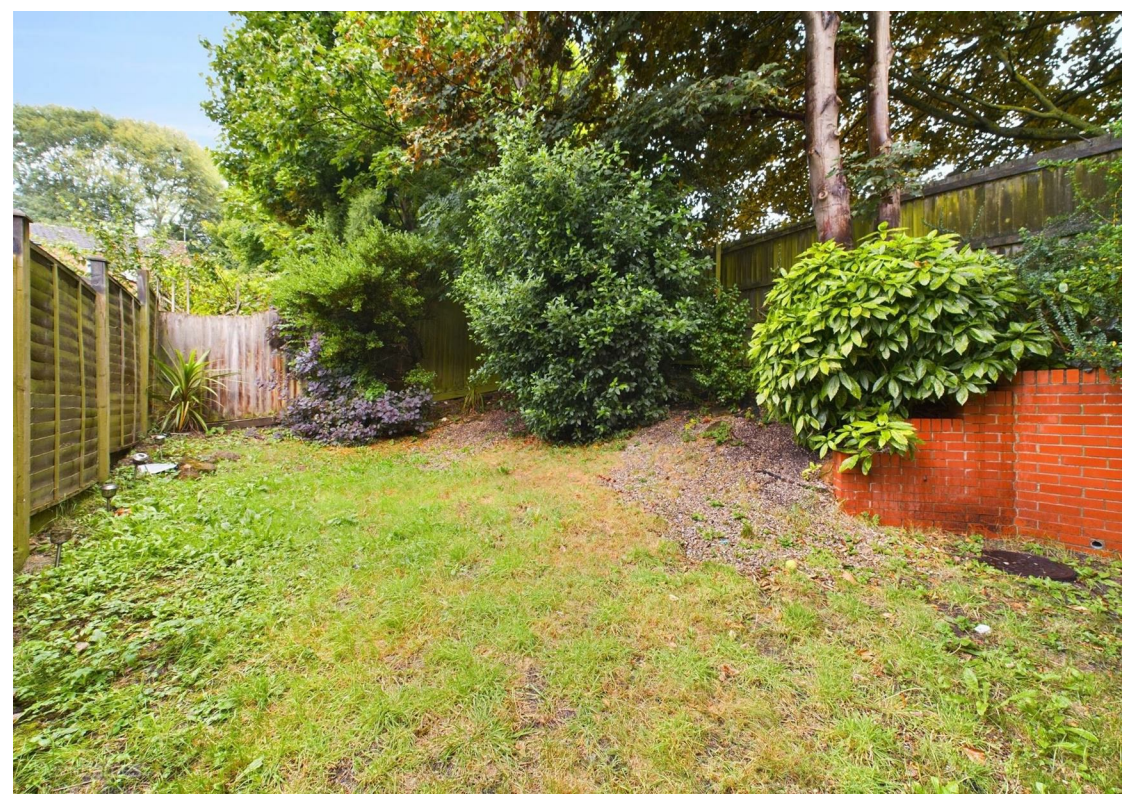
Situated close to frequent bus routes and Nottingham City Centre, this home offers easy access to local amenities, making it a great option for those seeking a well-connected and comfortable lifestyle.

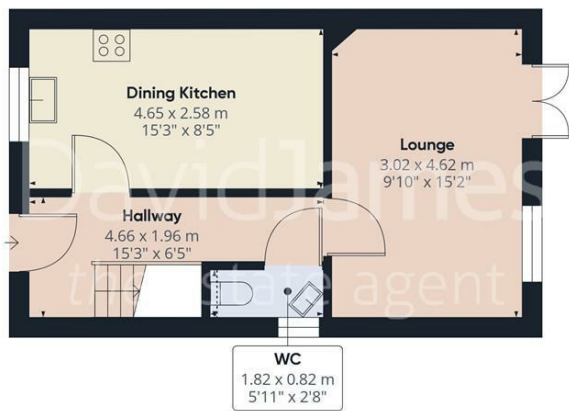


David James
the estate agent

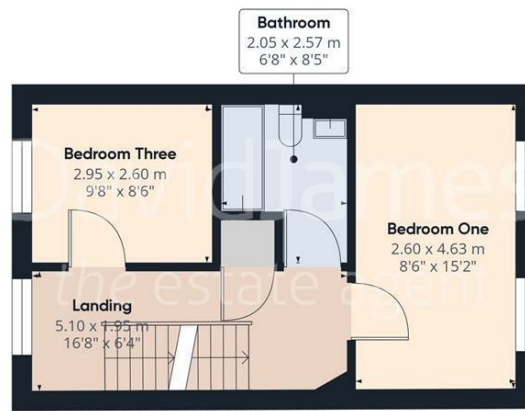
- Modern three storey semi detached house situated in a private cul-de-sac and sold with no upward chain
- Three bedrooms set over the first and second floors, second floor bedroom one with fitted wardrobes and en-suite shower room/WC with mains shower
- Entrance hall with laminate flooring, ground floor Wc with washbasin
- Lounge with French doors to the rear garden
- Dining kitchen with integrated oven, hob and extractor as well as tiled flooring
- First floor bathroom/WC with white suite
- Gas central heating, UPVC double glazing
- Double width forecourt parking provides off road parking for two vehicles
- Enclosed lawned rear garden
- Situated close to frequent bus routes and Nottingham City Centre



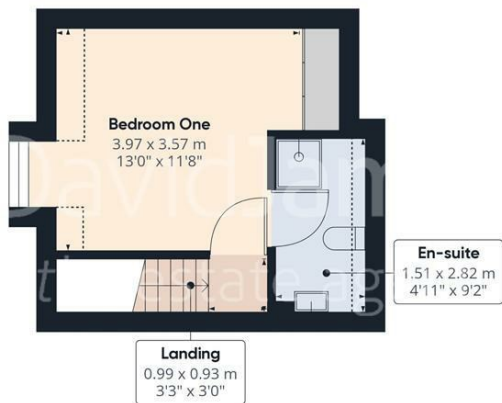




Floor 0



Floor 1



Floor 2



Approximate total area*

87.78 m²
944.86 ft²

Reduced headroom

1.69 m²
18.19 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No person in the employment of David James Estate Agents Ltd has any authority to make any representation whatsoever in relation to the property. All services, together with electrical fittings or fitted appliances have NOT been tested. All the measurements given in the details are approximate. Floor plans are for illustrative purposes only and are not drawn to scale. The position and size of doors, windows, appliances and other features are approximate only. The photographs of this property have been taken with a 10mm wide-angle lens. No responsibility can be accepted for any loss or expense incurred in viewing. If you have a property to sell you may wish to take advantage of our free valuation service. David James Estate Agents have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party company. David James Estate Agents receives the following commission from each third party supplier on a per referral basis: W A Barnes Ltd: £60 including VAT. All Moves UK Ltd: 18% including VAT of the invoice total (£107 including VAT average). MoveWithUs Limited: £188 including VAT (average).

Council Tax Band: B
Nottingham City Council
Freehold

DavidJames
the estate agent

David James Estate Agents
317 Carlton Hill, Nottingham, NG4 1GL
t: 0115 987 8957 e: carlton@david-james.com

