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**DavidJames**  
the estate agent

**Olga Road, Nottingham, NG3 2NW**

**Guide Price £210,000**

# About This Property

GUIDE PRICE- £210,000-£230,000. This ready to move into, modern, well presented 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 proportioned 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.



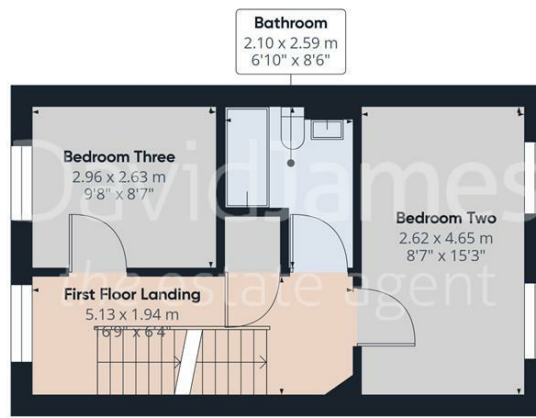
- Modern three storey semi detached house situated in a private cul-de-sac and sold with no upward chain
- Three bedrooms set over the first and second floors, second floor bedroom one with fitted wardrobes and en-suite shower room/WC with mains shower
- Entrance hall with laminate flooring, ground floor 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\*

89.57 m<sup>2</sup>  
964.13 ft<sup>2</sup>

Reduced headroom

1.61 m<sup>2</sup>  
17.36 ft<sup>2</sup>

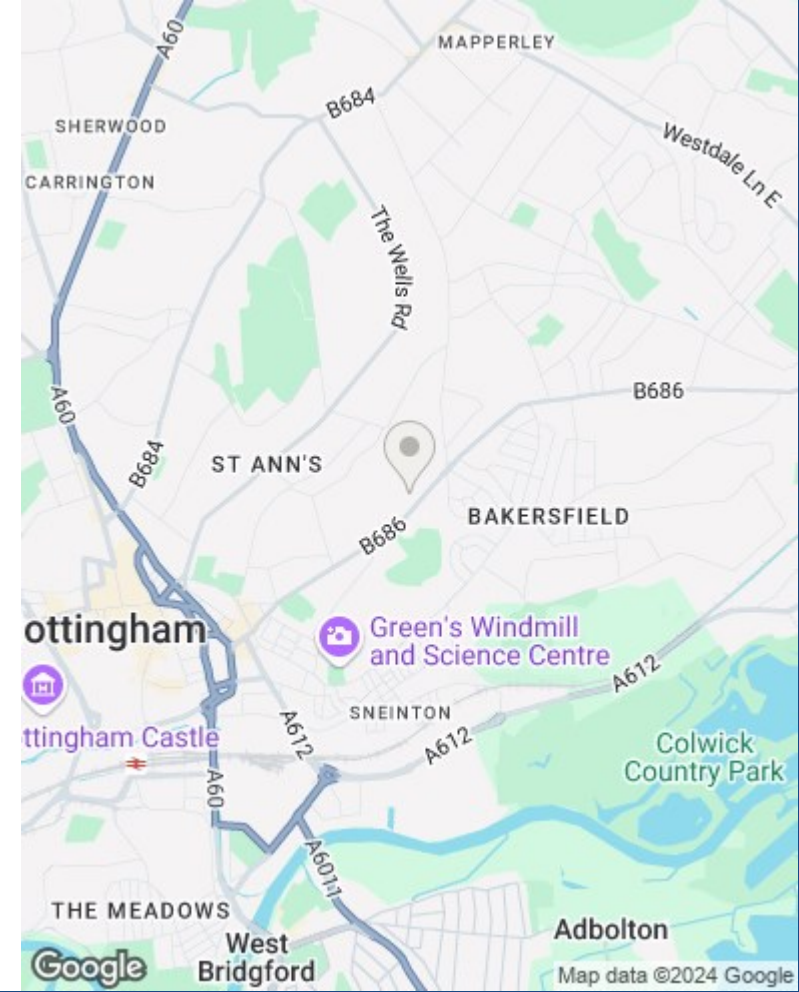
(1) Excluding balconies and terraces

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.

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**Council Tax Band: B**  
**Nottingham City Council**  
**Freehold**

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