



**144 Porchester Road, Nottingham – NG3 6LB**

Guide Price **£260,000 – £270,000**

**DavidJames**  
the estate agent





## 144 Porchester Road

Nottingham, Nottingham

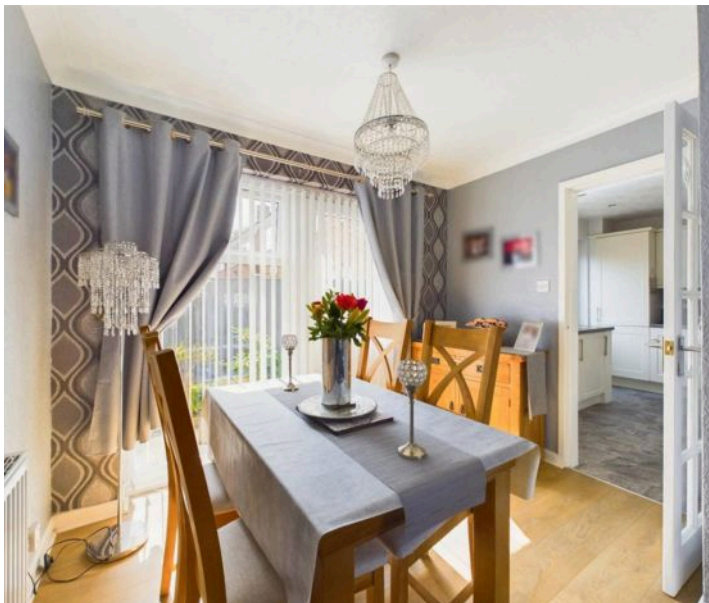
GUIDE PRICE £260,000-£270,000 Beautifully-presented detached bungalow on a prime corner plot! Spacious lounge with dining room, superb kitchen, 2 beds and a modern shower room plus low-maintenance gardens, a driveway and garage!  
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

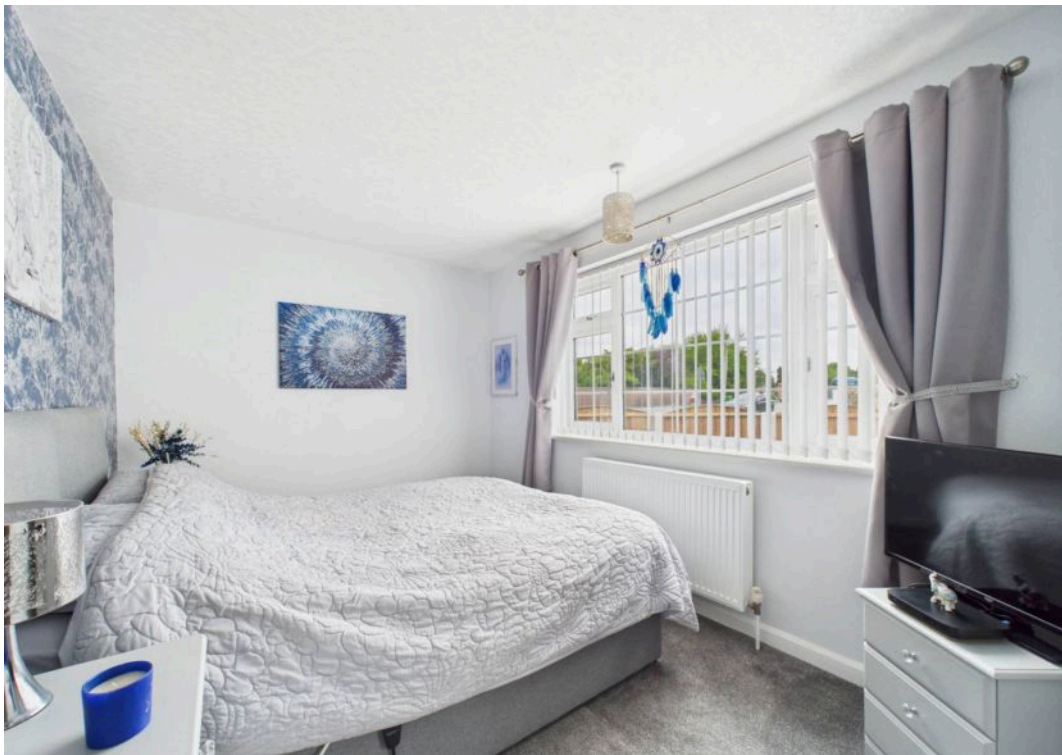
- Detached bungalow
- Beautifully-presented throughout
- Ideal for those seeking single-storey living
- Prime location on the corner of Cherrywood Gardens and Porchester Road
- Lounge with a feature gas stove burner and adjoining dining room
- Modern fitted kitchen with integrated appliances
- Two bedrooms complemented by a modern shower room
- Newly-installed Ideal boiler with Hive smart control
- Driveway and garage provide off-street parking
- Superb low-maintenance gardens













Floor 0 Building 1



Floor 0 Building 2

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

75.3 m<sup>2</sup>

810 ft<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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## David James Estate Agents

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