



**131 Greenwood Road, Nottingham – NG3 7FS**

Guide Price **£180,000**

**DavidJames**  
the estate agent





## 131 Greenwood Road

Nottingham, Nottingham

Well-presented 2 bed mid-terraced home directly across from Colwick Woods Nature Reserve with easy access to nearby amenities and transport links! Lounge, dining kitchen, bathroom, garden and parking!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Well-presented mid-terraced home
- Directly opposite Colwick Woods open green space
- Ideal for first-time buyers or those seeking a convenient location close to local amenities and City-bound buses
- Welcoming entrance hall with composite main entrance door
- Spacious lounge with modern décor and excellent front-facing views
- Bright and stylish dining-kitchen with integrated cooking appliances and a useful pantry/store
- Two neutrally-decorated first floor bedrooms
- Modern bathroom with a three-piece white suite and over-bath rainfall-style shower
- Generous, enclosed and landscaped rear garden with lawn, decking, and patio seating space
- Driveway providing convenient parking for two vehicles

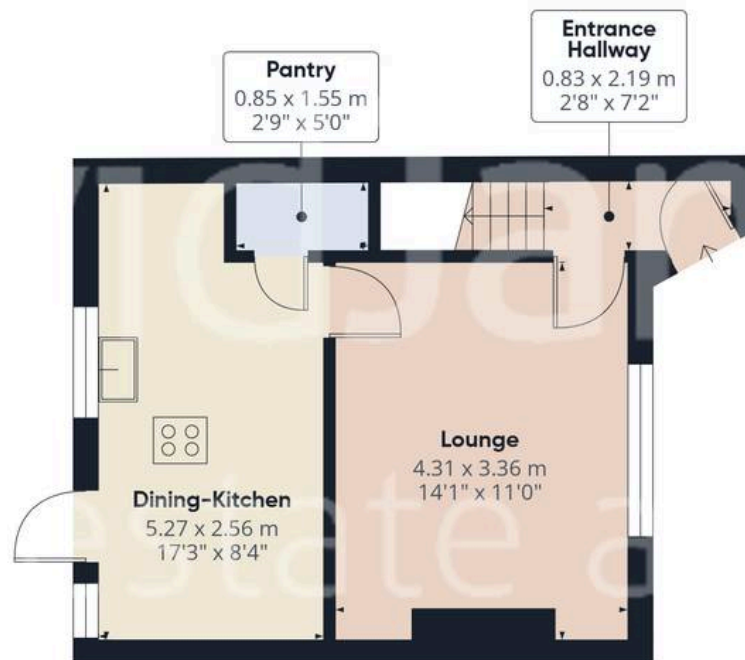










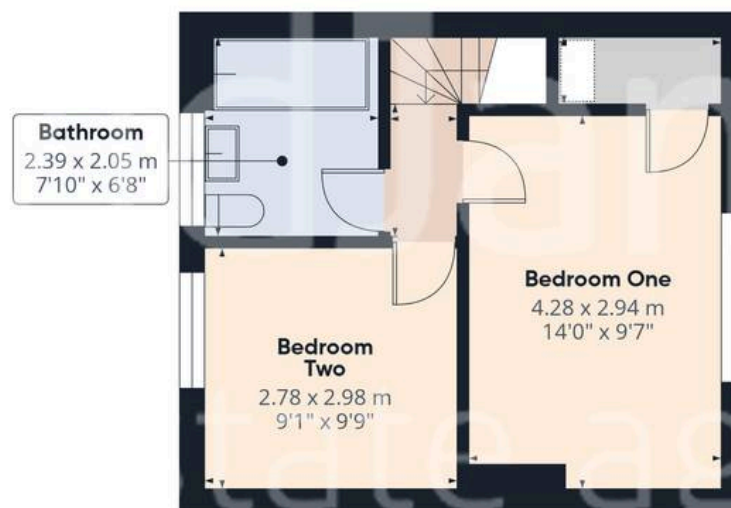


Floor 0

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

59.4 m<sup>2</sup>

640 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





## David James Estate Agents

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