

**K A T T I E
H O M E S**

46 Westwood Road, Nottingham, NG2 4FS

Asking Price £180,000

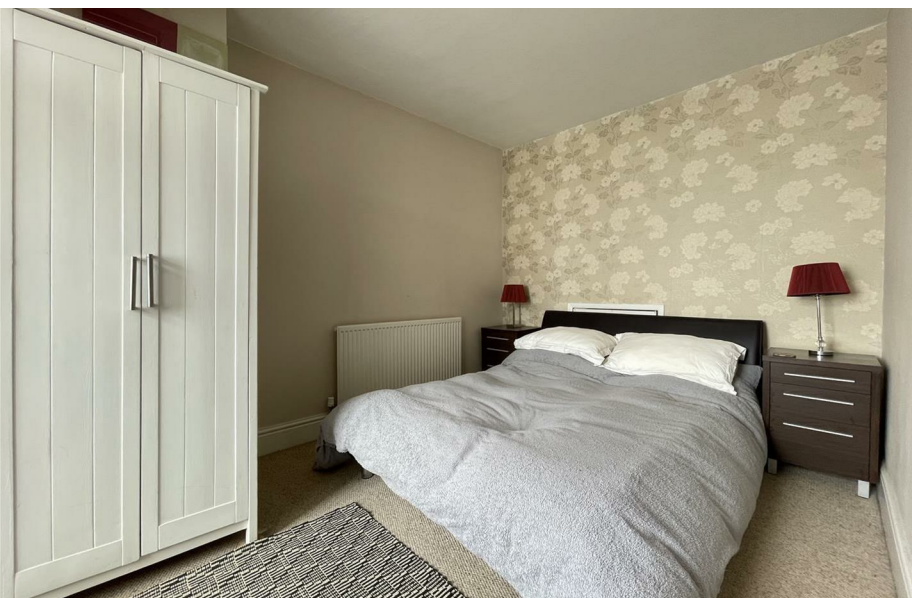
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ASKING PRICE £180,000

This charming terraced property in good condition, perfect for couples or sharers looking to live close to the city Boasting three bedrooms, two reception rooms, a kitchen, and a four-piece bathroom, located in a convenient area with excellent public transport links and local amenities.





- THREE STOREY TERRACE HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- FOUR-PIECE BATHROOM
- POPULAR FOR FIRST TIME BUYERS
- CLOSE BY TO THE CITY CENTRE
- GREAT TRANSPORT LINKS
- SMALL REAR GARDEN





Overview

Welcome to this charming terraced property that's just waiting for you to call it home.

This delightful home is up for sale and can be described as idyllic for first time buyers, perfect for couples or sharers.

The property boasts of three cosy bedrooms. Bedroom One on the second floor is a spacious double room, flooded with natural light that makes it a joy to wake up in. The second bedroom is another double, offering ample space for relaxation. The third bedroom is a single, ideal for a guest room or perhaps a home office.

The house offers not just one, but two reception rooms, each with its own unique charm. The first reception room features a lovely fireplace and wood floors. Just imagine dining in here on a chilly evening. The second reception room (to the rear) is has a large window, ensuring a bright and airy space to entertain guests or enjoy a quiet afternoon.

There's a small kitchen to the rear of the home and when it's time to unwind, you can head to the four-piece bathroom on the first floor for a soak.

With an EPC rating of 'D' and falling within council tax band 'A', this property is as practical as it is appealing.

Its location further adds with excellent public transport links and local amenities close at hand. The strong local community also makes it a great place to put down roots.

Reception Room One (Front)

11'9" x 11'1"

Currently used as a dining room this is the slightly smaller of the two reception rooms but benefits from a feature fire place and a large window that floods in natural light into the room.

Reception Room Two (Rear)

13'1" x 11'9"

This cosy reception room to the rear of the home is a perfect entertaining space, with the kitchen being so close by. Also, a great room to relax in come the evening time. This room also allows for access to the cellar, which is common in the area and allows for safe storage of bikes, garden tools, etc.

Kitchen

10'9" x 6'2"

This small but functional kitchen to the rear of the home will be perfect for owners that are looking to be close by to their guests. Be them in the reception rooms or enjoying the garden space.

Landing

The owner has this set up as a gallery for art and personal photography and the space looks alive and fantastic! The landing gives you access to two bedrooms and the bathroom, as well as stairs to the second floor.

Bedroom One (Second Floor)

16'8" x 11'9"

This is on the top floor of home and this spacious double bedroom boasts from a large storage space, which could also be opened up to make the room larger. The room also benefits from a bay window, which gives more space to the room, as well as light.

Bedroom Two (First Floor Front)

11'9" x 11'1"

The second double bedroom, which is on the first floor, is situated to the front of the home and allows for ample space and furniture. You also have the benefit of a storage cupboard.

Bedroom Three (First Floor Rear)

10'9" x 5'6"

This single room would make for a great space to work from home. It would also lend itself to a dressing room or even just that room that we all need for further storage.

Bathroom

10'9" x 5'10"

Here you have a four-piece bathroom suite, the space has been used to its full potential and you have a bath tub, shower cubical, sink and WC. The room is made easy to maintain, with fully tiled walls and floors.

Rear Garden

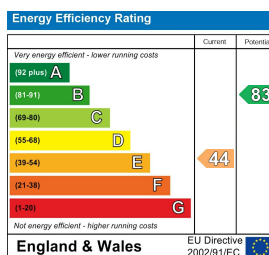
Small rear garden/yard is all tiles and easily maintainable and is currently set up with a verity of pot plants to bring green into this space and offer more privacy.

Cellar

Access via a door and stairs from the rear reception room. The cellar is common to have in this area and makes for a great storage space, as well as housing the gas and electric meters.

Contact Us

Please contact Katie Homes Nottingham today for more information or to book in for your viewing...





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