

# JOHNSONS & PARTNERS

Estate and Letting Agency



**279 GREENWOOD ROAD**  
NOTTINGHAM, NG4 1AP

**GUIDE PRICE £260,000**





## 279 GREENWOOD ROAD

Nottingham, NG4 1AP

Guide Price £260,000 - £270,000

A modern detached, three bedroom property with accommodation over two floors. The property is in a popular location, with amenities just a short commute, including shops, schools, regular bus service and recreational facilities with more besides, for the whole family to enjoy.

The double glazed and centrally heated accommodation comprises reception hallway, lounge, separate dining room, conservatory, modern fitted kitchen with high gloss, white cupboards and a shower room completes the ground floor. On the first floor, there are two bedrooms and a separate WC. To the outside the property has a front garden and driveway with a covered car port and lean-to, and at the rear is a lovely, low maintenance, private garden.

To fully appreciate both the accommodation and the great location of this detached home, we most strongly recommend an internal viewing. Contact us now to book your personal viewing appointment.

### Entrance Hallway

### Living Room

15'4" x 10'6" (4.69 x 3.22)

### Dining Room

11'10" x 9'2" (3.61 x 2.81)

### Kitchen

11'10" x 8'9" (3.61 x 2.69)







### Bathroom

6'0" x 5'7" (1.85 x 1.71)

### Conservatory

7'10" x 9'1" (2.41 x 2.77)

### Bedroom One

11'11" x 10'6" (3.64 x 3.22)

### First Floor Landing

### Bedroom Two

13'2" (max) x 11'7" (4.02 (max) x 3.55)

### Bedroom Three

10'8" (max) x 8'8" (3.26 (max) x 2.66)

### WC

### Outside

### Car Port

20'1" x 8'9" (6.14 x 2.67)

### Garage

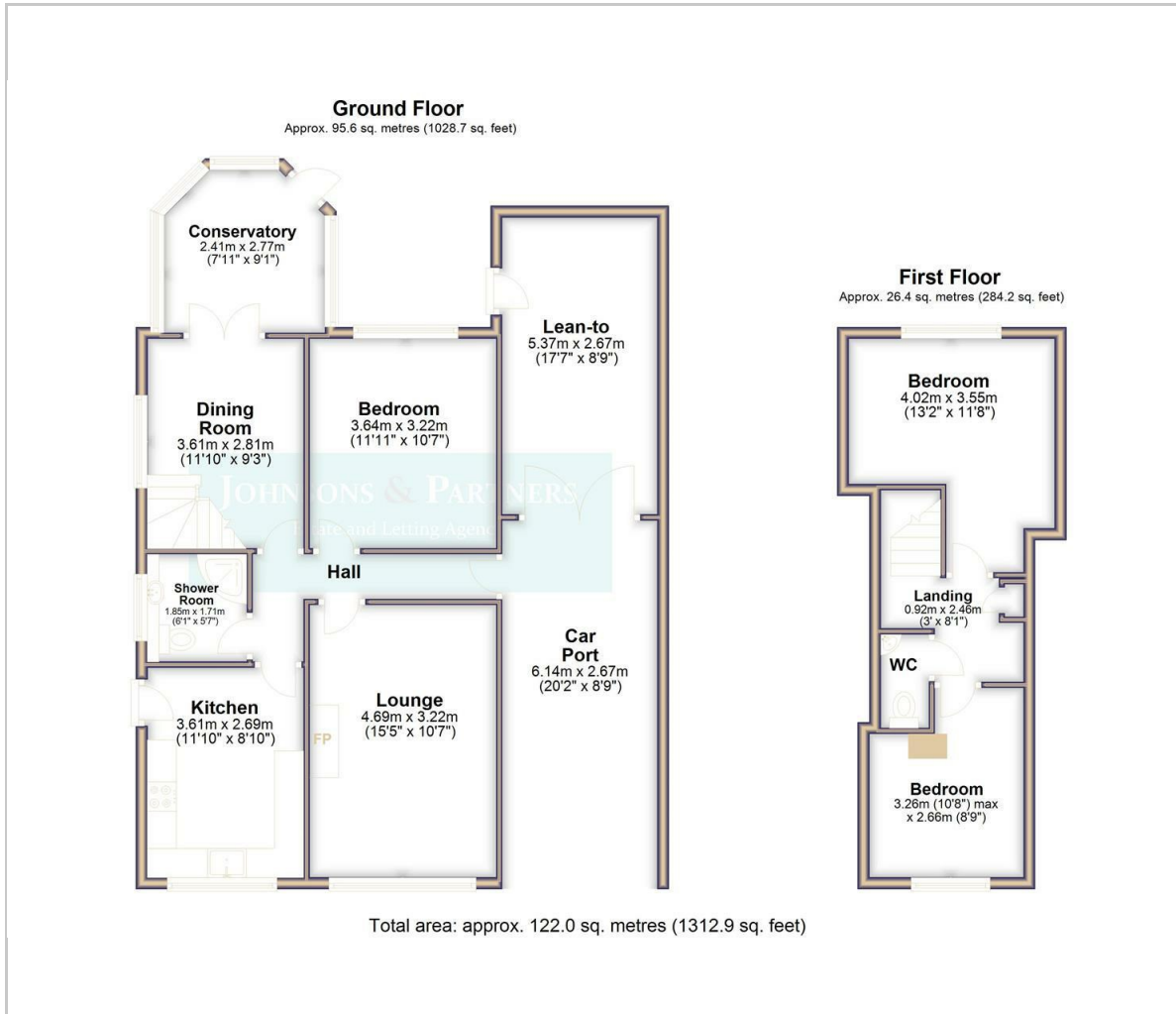
17'7" x 8'9" (5.37 x 2.67)

### Agents Disclaimer





## Floor Plan



## Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

