



The
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Selling**
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14 Breckhill Road, Nottingham, NG5 4GP

Offers in excess of £225,000

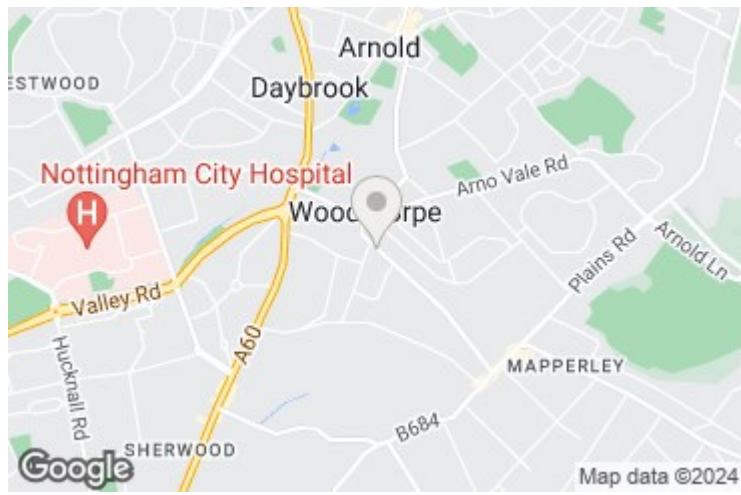
We are pleased to present to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in the heart of WOODTHORPE, NOTTINGHAM.

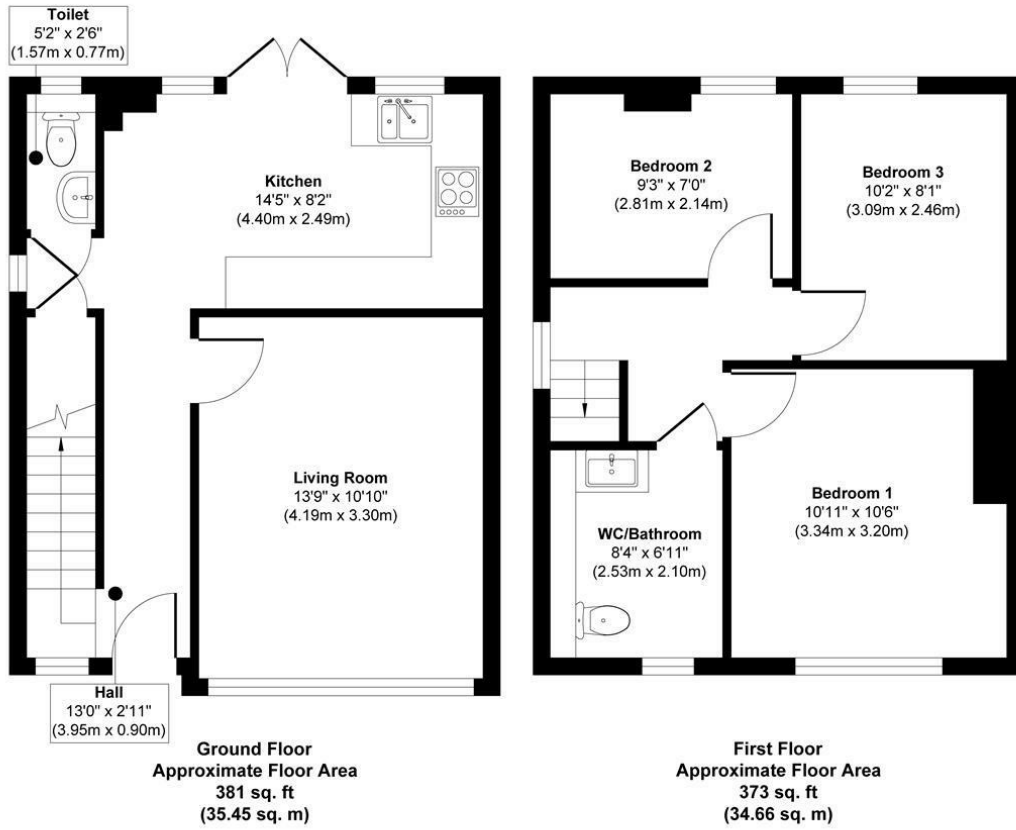
The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonnington Primary & Nursery within the area, making it ideal for families.

This property is offered to the market CHAIN FREE and VACANT consisting of a modern style kitchen/diner, separate W/C, spacious living room, 3 bedrooms and a shower room.

To the outside of the property there is a driveway big enough for 2 cars and a large back garden with a separate decked area for those summer nights leading on to the large grassy section of the garden.

This house is not to be missed so call the office today for a viewing!!!!





Approx. Gross Internal Floor Area 754 sq. ft / 70.11 sq. m
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D		
(39-54) E		51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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