



**ASHFORD
& MOULT**
ESTATE AGENTS

£370,000

Abbey Road

Nottingham, NG13 8ED

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PROPERTY SUMMARY

A beautifully refurbished 3 bedroom detached family home in a highly sought-after Bingham location, just a short walk from Carnarvon School and within easy reach of local shops, cafés, pubs and transport links.

The property enjoys a south-facing rear garden backing onto open grassland, offering fantastic privacy and all-day sunshine.

Internally, the home has been upgraded throughout and is ready to move straight into. The accommodation comprises: entrance hall, downstairs W.C., a separate spacious sitting room, and an open-plan living/dining kitchen with integrated appliances and direct access to the garden — ideal for both family living and entertaining. To the first floor are three well-proportioned bedrooms, including two doubles, and a modern 4-piece family bathroom.

Outside, the property boasts a wide driveway providing generous off-road parking, gated side access and an enclosed landscaped rear garden featuring a pergola and peaceful open views over an adjacent paddock.

Bingham offers a full range of amenities including supermarkets, independent shops, eateries, leisure centre, medical services and excellent transport links, with rail access to Nottingham and Grantham and road access to the A46 & A52.

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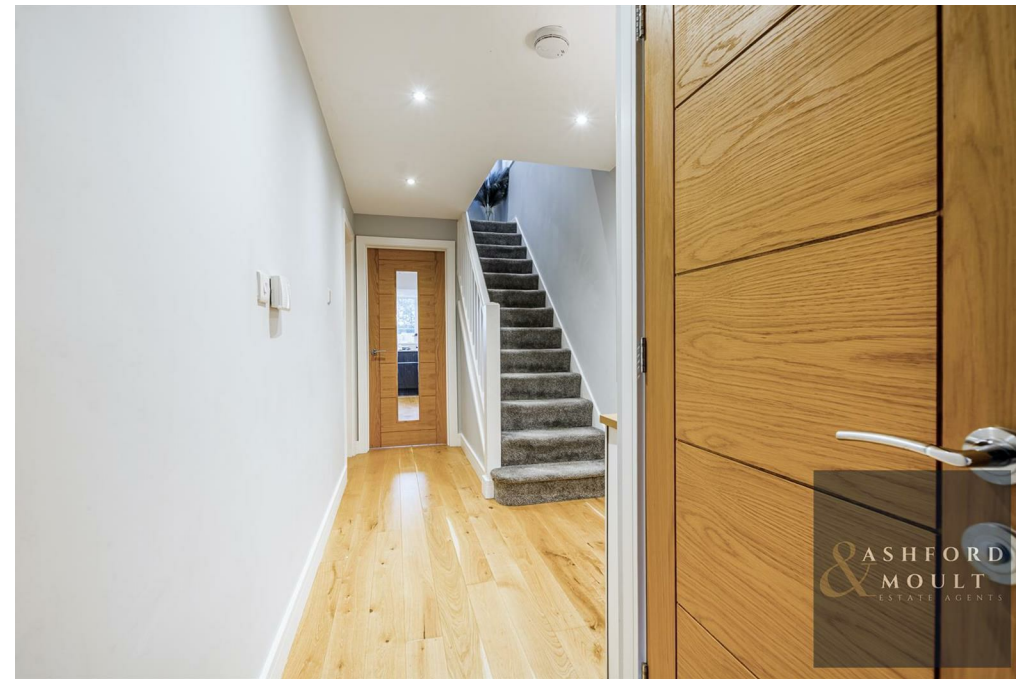
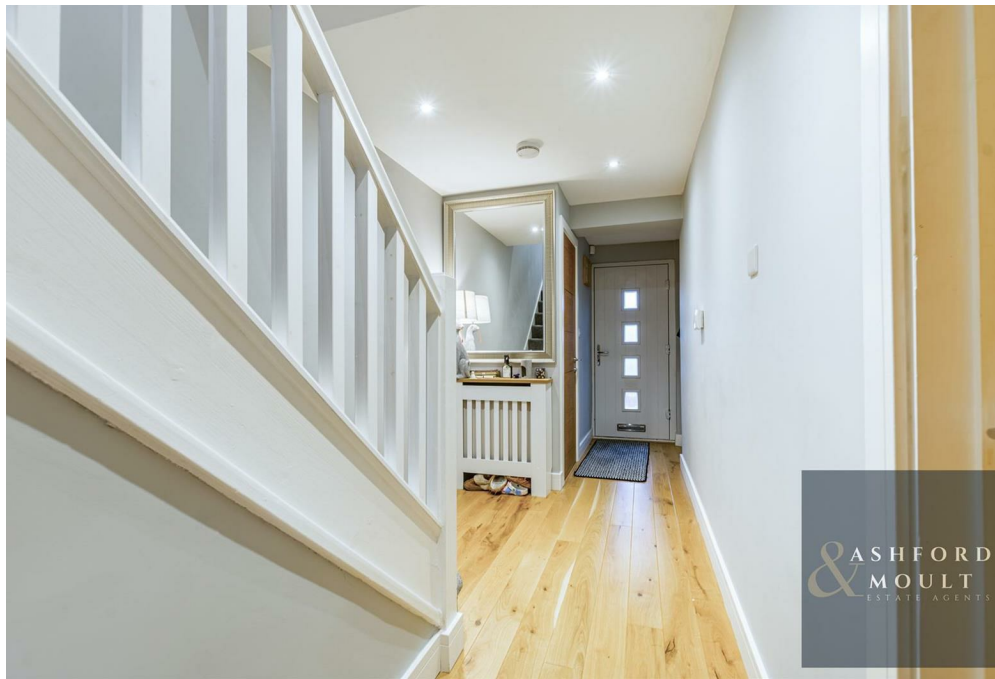
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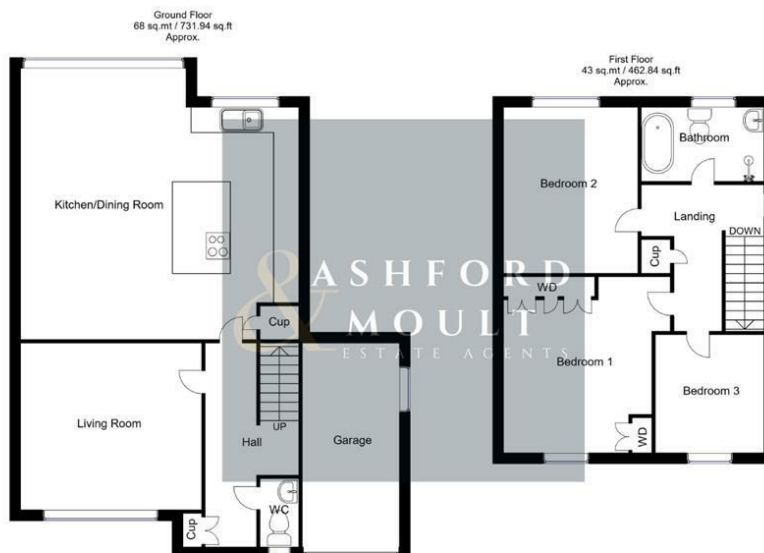








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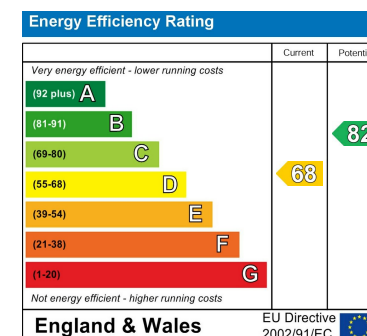
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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LOCAL AUTHORITY
Rushcliffe Borough Council

TENURE
Freehold

COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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