



**Hobart Drive, Stapleford Nottingham NG9 8PX**

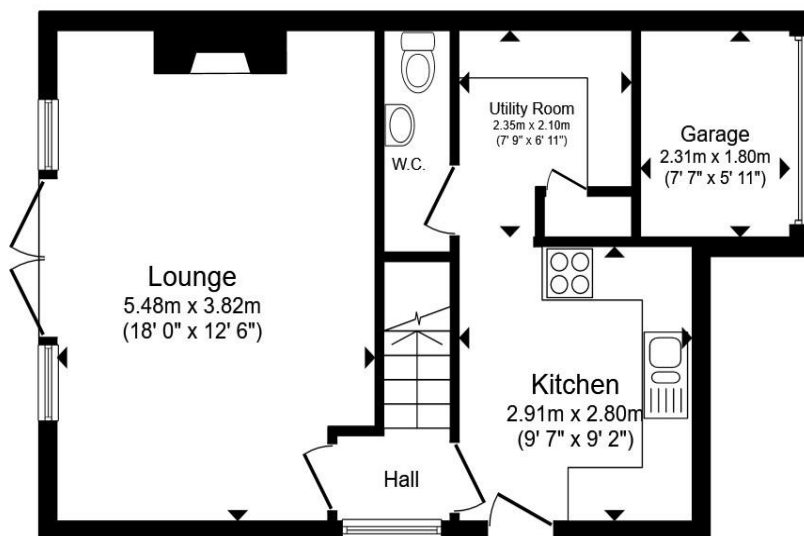


**welcome to**

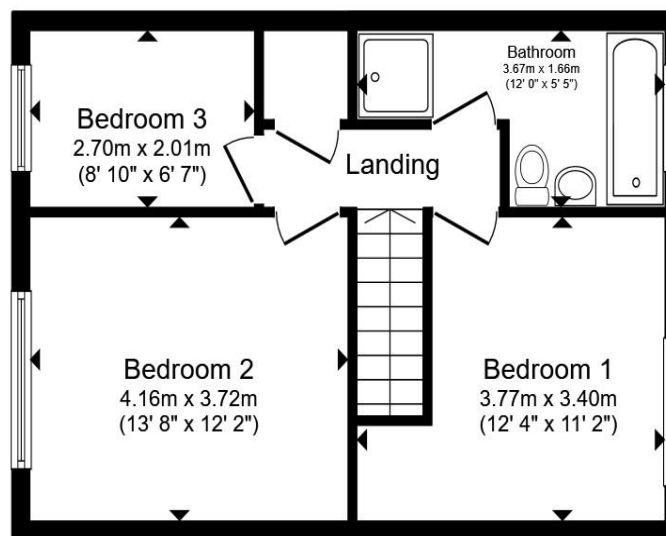
## **Hobart Drive, Stapleford Nottingham**

**\*\*WELL-PRESENTED THROUGHOUT\*\*** THREE BEDROOM SEMI-DETACHED home located on Hobart Drive with OFF-STREET PARKING and ENCLOSED REAR GARDEN. Boasting UTILITY, DOWNSTAIRS WC and INTEGRATED GARAGE FOR STORAGE.





**Ground Floor**



**First Floor**

### Living Room

18' MAX x 12' 6" MAX ( 5.49m MAX x 3.81m MAX )

### Kitchen

9' 7" MAX x 9' 2" MAX ( 2.92m MAX x 2.79m MAX )

### Utility

7' 9" MAX x 6' 11" MAX ( 2.36m MAX x 2.11m MAX )

### Bedroom One

12' 4" MAX x 11' 2" MAX ( 3.76m MAX x 3.40m MAX )

### Bedroom Two

13' 8" MAX x 12' 2" MAX ( 4.17m MAX x 3.71m MAX )

### Bedroom Three

8' 10" MAX x 6' 7" MAX ( 2.69m MAX x 2.01m MAX )

### Garage

7' 7" MAX x 5' 11" MAX ( 2.31m MAX x 1.80m MAX )

Total floor area 86.2 m<sup>2</sup> (928 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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## Hobart Drive, Stapleford Nottingham

- Council Tax Band: B
- THREE BEDROOM SEMI-DETACHED PROPERTY
- MODERN & WELL-PRESENTED THROUGHOUT
- UTILITY & DOWNSTAIRS WC
- OFF-STREET PARKING VIA DRIVEWAY & EV CHARGING POINT

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£260,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/NVS119908](https://williamhbrown.co.uk/Property/NVS119908)



Property Ref:  
NVS119908 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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