

# 12 Anderton Street

Nottingham  
NG2 4RP

**Guide Price £335,000**



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Location



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Video



Contact



0115 841 1155



- Three-bedroom end terraced home
- Kitchen diner
- Cosy lounge to the rear
- Family bathroom, en-suite and downstairs WC
- Off street parking and electric car charger
- Outdoor garden room
- Close to local amenities
- Viewing essential!
- Council Tax Band - D
- Tenure - Freehold

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## Key Features

A three-bedroom end-terraced gem, nestled in a prime location just a stone's throw from local amenities. The property benefits from a versatile outdoor garden room, perfect for your very own gym, office, or hobby space!

As you enter the property, the welcoming hallway with its sleek laminate flooring guides you into the heart of the home. The spacious kitchen diner impresses with its modern, high-gloss units, integrated appliances, and a bright window overlooking the front. This area is ideal for both casual meals and lively gatherings.

At the rear, the cosy lounge beckons with soft lighting from a side window and French doors that open onto the garden, creating the perfect indoor-outdoor flow. The downstairs WC with a two-piece suite adds practicality and convenience to this level.

Upstairs, the first floor has three generously sized bedrooms and a modern three-piece family bathroom. The master bedroom is a real showstopper, boasting its own en-suite and a Juliet balcony.

Outside, the front of the property offers a block-paved driveway with ample space for off-street parking, complete with an electric car charger. Side access leads to the rear garden, where you'll find a peaceful oasis-patio, lawn, and the standout feature: an outdoor garden house fitted with electricity, currently used as a gym but full of potential for whatever suits your lifestyle.

This property effortlessly blends style, function, and a touch of luxury, making it perfect for modern family living.



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**Ground Floor**  
Approx. 41.5 sq. metres (446.2 sq. feet)



**First Floor**  
Approx. 41.9 sq. metres (450.7 sq. feet)



**Outbuilding**  
Approx. 14.4 sq. metres (154.7 sq. feet)

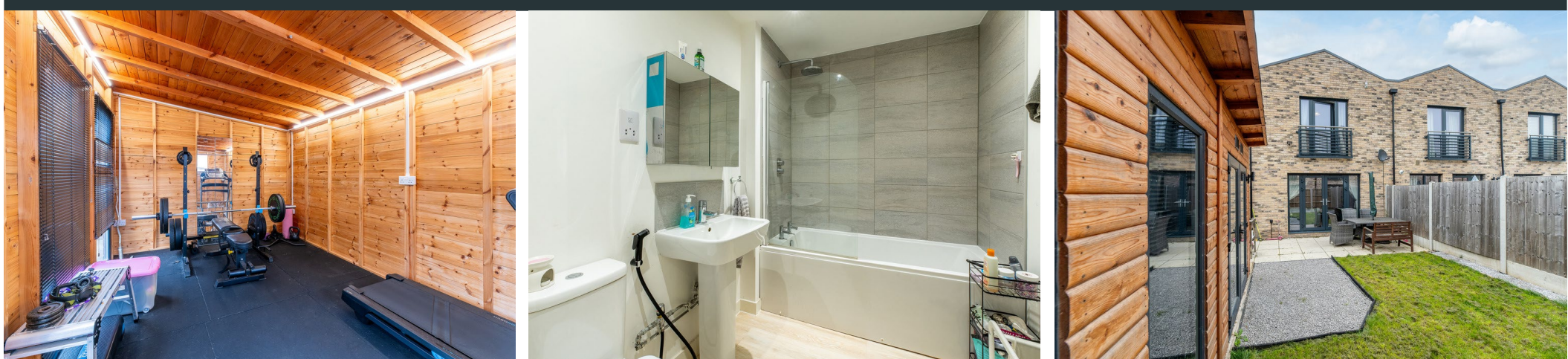


**Total area: approx. 97.7 sq. metres (1051.6 sq. feet)**

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### Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road  
West Bridgford  
Nottingham  
NG2 6AU

1 Weekday Cross  
The Lace Market  
Nottingham  
NG1 2GB

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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