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DavidJames
the estate agent

The Wells Road, Nottingham, NG3 3AJ

Guide Price £210,000

About This Property

GUIDE PRICE £210,000 - £220,000 Located within a convenient distance of Nottingham City Centre, this attractive semi-detached house is ideal for commuters seeking easy access to the city with the added benefit of frequent bus services right at your doorstep!

Step into a welcoming entrance hall that leads to a handy cloakroom/WC which is fitted with useful storage and a two piece white suite. The heart of this home is a bright and spacious open plan living area with French doors out to the garden. This space cleverly combines a lounge, dining area and a kitchen with a range of units and room for freestanding appliances.

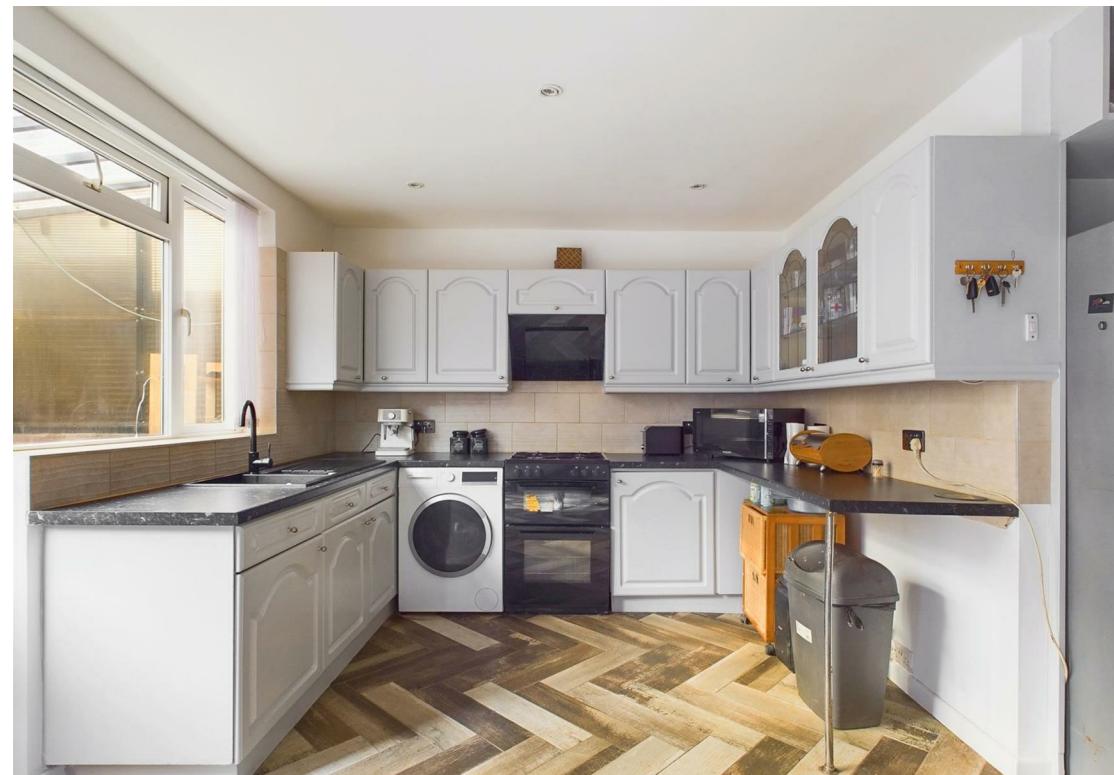
Upstairs, the residence boasts three double bedrooms, each offering a comfortable retreat. The complementing family bathroom features a modern three-piece suite in white with the benefit of useful in-built storage cupboards.

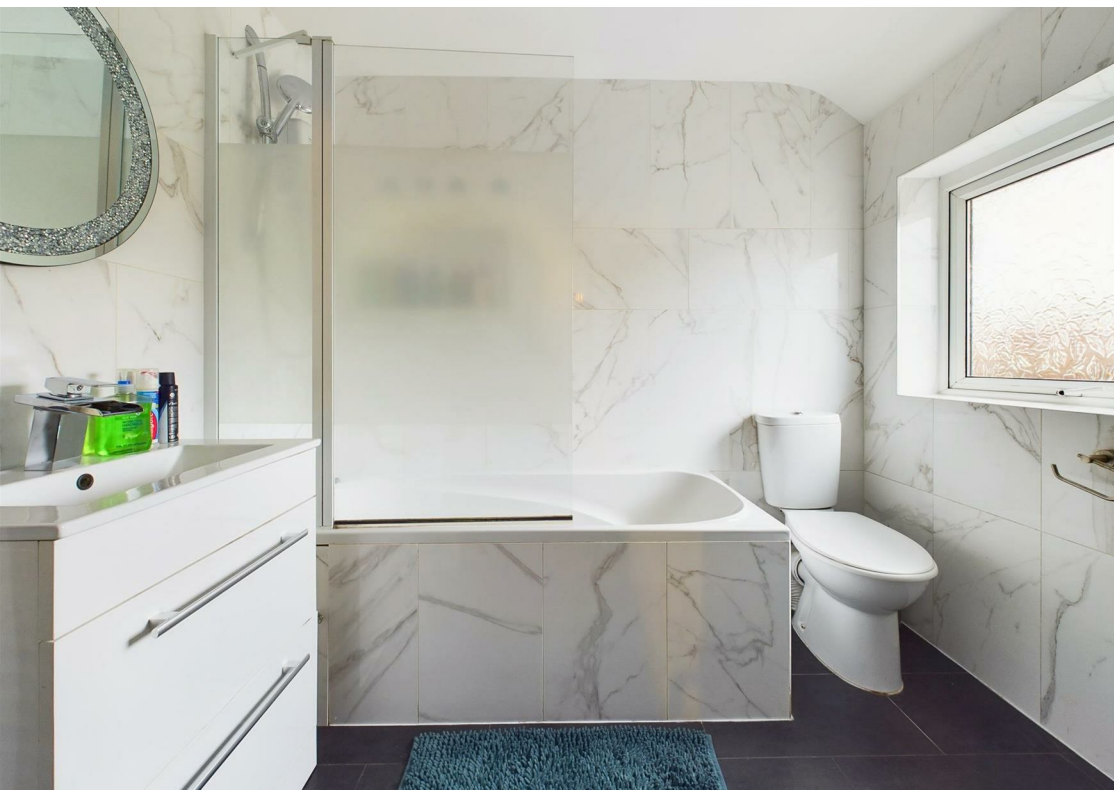
Additional perks include gas central heating and UPVC double glazing as well as negotiable furniture, which would be perfect for new homeowners seeking a straightforward transition.

Outside, the property does not fail to impress with its generous garden. Starting with a covered patio, the space extends to a well-maintained lawn, culminating in a decked seating area at the garden's end - a great space for relaxing and entertaining!

Additionally, there is a useful garage outbuilding to the side of the property, providing essential storage space and adding value to this desirable home.

- Semi-detached house
- Within easy reach of Nottingham City Centre
- Frequent bus services on the doorstep
- Entrance hall with cloakroom/WC
- Bright and spacious open plan living area with French doors
- Fitted kitchen with space for appliances
- Three first floor double bedrooms
- Modern bathroom with three-piece suite
- Generous tiered rear garden with a feature large decked patio area
- Garage/outbuilding provides valuable storage







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

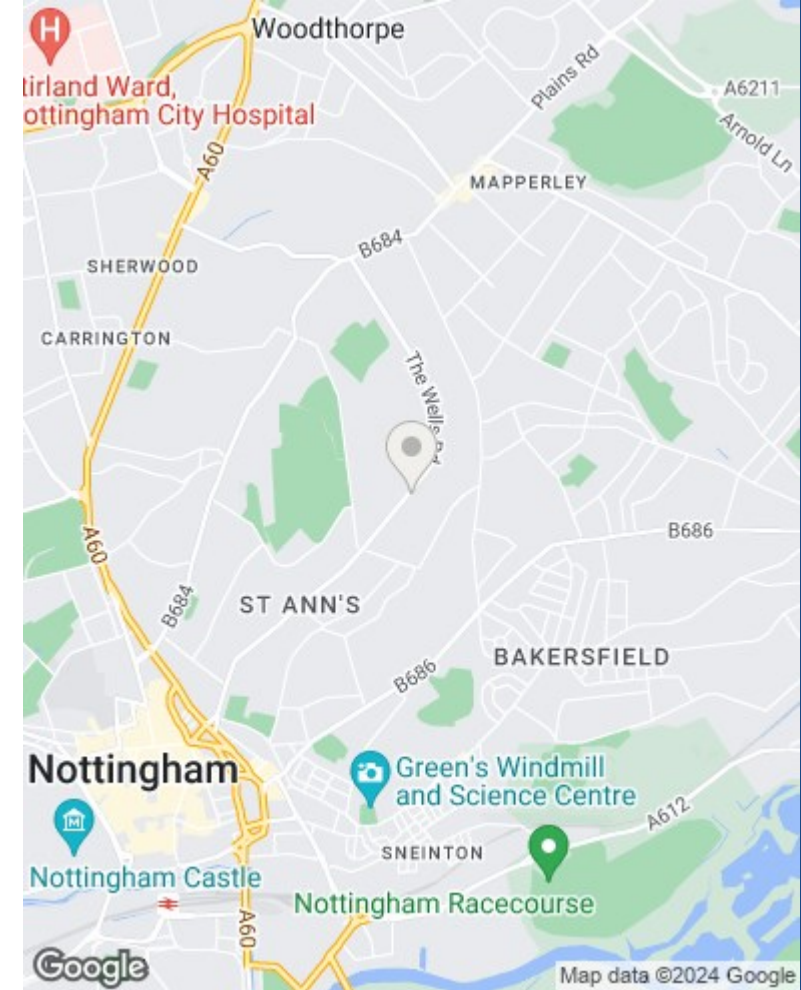


Approximate total area⁽¹⁾
99.03 m²
1065.93 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Council Tax Band: A
Nottingham City Council
Freehold

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