



**77 Robinson Road, Nottingham – NG3 6BD**

Guide Price **£260,000**





## 77 Robinson Road

Nottingham, Nottingham

Charming 3-bed semi with traditional character and modern comfort in sought-after area. No upward chain. Spacious lounge, dining kitchen, garage, and garden. Close to amenities. Ideal family home.

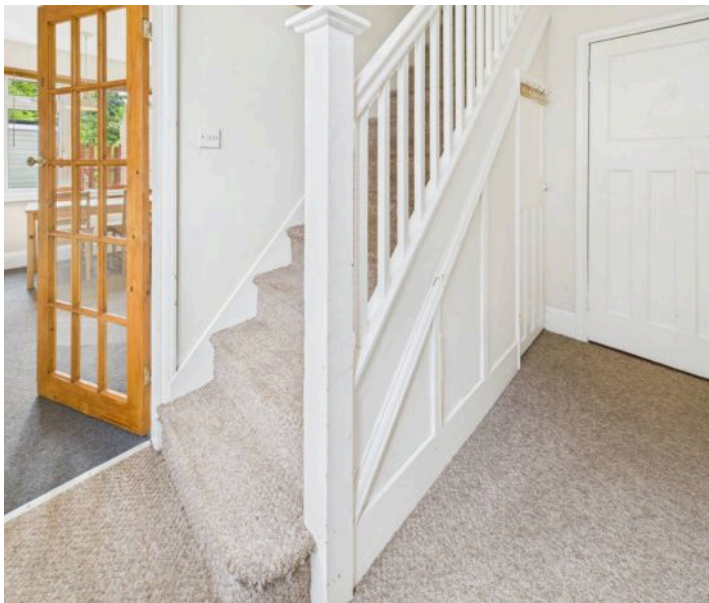
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Traditional semi detached house with no upward chain
- Three bedrooms and first floor bathroom/WC with electric shower
- Lounge with bay window and fireplace
- Sitting room/Study with patio doors
- Dining Kitchen with integrated appliances
- Entrance hall with under stairs store room and rear lobby/utility
- Combination gas central heating and UPVC double glazing
- Drive and detached garage
- Established lawned rear garden
- Popular residential location with excellent amenities















Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

82.7 m<sup>2</sup>

890 ft<sup>2</sup>

(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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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