



44 Kenrick Road, Nottingham – NG3 6HN

Guide Price **£270,000 – £280,000**

DavidJames
the estate agent



44 Kenrick Road

Nottingham, Nottingham

GUIDE PRICE £270,000-£280,000. Deceptive 3-storey semi-detached home with no chain, close to local amenities & frequent buses. 3 reception rooms, 3 double beds and a generous southerly-facing garden.

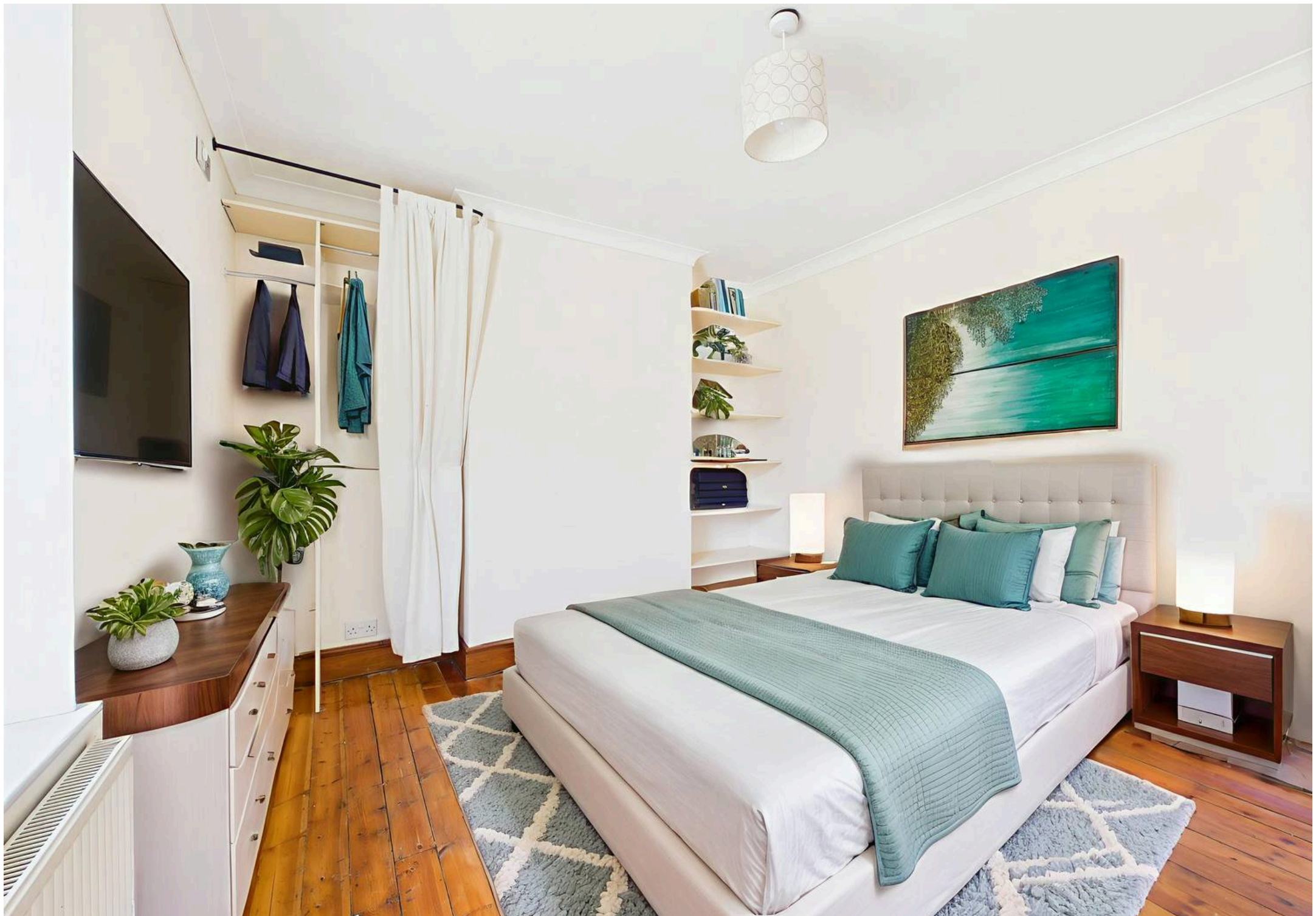
Council Tax band: B

Tenure: Freehold

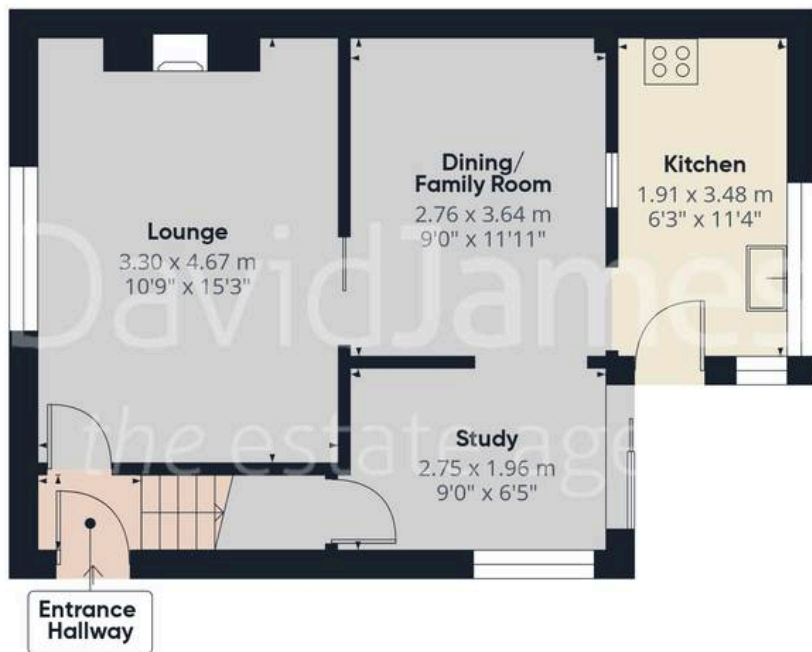
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Deceptively spacious three-storey semi-detached family house
- Within walking distance of local amenities and frequent bus services
- Offered to the market with no upward chain and potential for improvements
- Spacious lounge with feature brick fireplace and stove
- Kitchen with range of base and wall units with integrated cooking appliances and space for freestanding appliances
- Two further reception rooms (a good-sized dining/family room and study with patio doors overlooking the rear garden)
- Three double bedrooms over two floors (two bedrooms with wardrobe storage)
- Four-piece traditional bathroom suite with separate shower enclosure
- Generously-sized southerly-facing rear garden with lovely brick paved patio
- Detached double garage with additional room to the rear ideal for a studio/office or storage







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾

113.3 m²

1219 ft²

Reduced headroom

5.3 m²

57 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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