

# St. Austell Drive

Nottingham  
NG11 7BT

Guide Price £350,000



0115 841 1155



- Three-bedroom detached home
- Family bathroom
- Off road parking and integral garage
- Highly regarded school catchment area
- Council Tax Band - C
- Two reception rooms
- Space for an office/ guest bedroom
- Close to the local transport links
- Viewing essential!
- Tenure - Freehold

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### Key Features

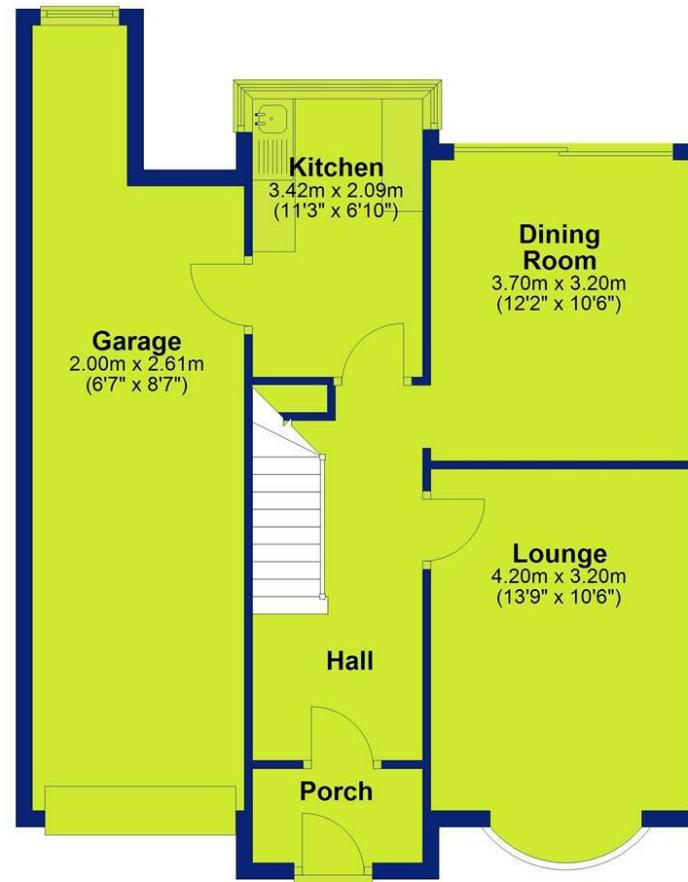
A three-bedroom detached family home, located in the highly desirable area of Wilford. The property is just a short walk from the tram stop, providing easy access to the city centre and motorway networks. Ideal for a purchaser looking to move into a sought-after school catchment area.



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**Ground Floor**  
Approx. 69.4 sq. metres (747.3 sq. feet)



**First Floor**  
Approx. 44.2 sq. metres (475.9 sq. feet)



Total area: approx. 113.6 sq. metres (1223.2 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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