



97 Porchester Road, Nottingham – NG3 6LE

Guide Price **£240,000**

DavidJames
the estate agent



97 Porchester Road

Nottingham

GUIDE PRICE £240,000-£250,000 NO CHAIN! 3 bed semi-detached home within easy reach of Carlton's amenities, schools and bus links! Lots of potential, a generous westerly-facing garden and ample parking

Council Tax band: C

Tenure: Freehold

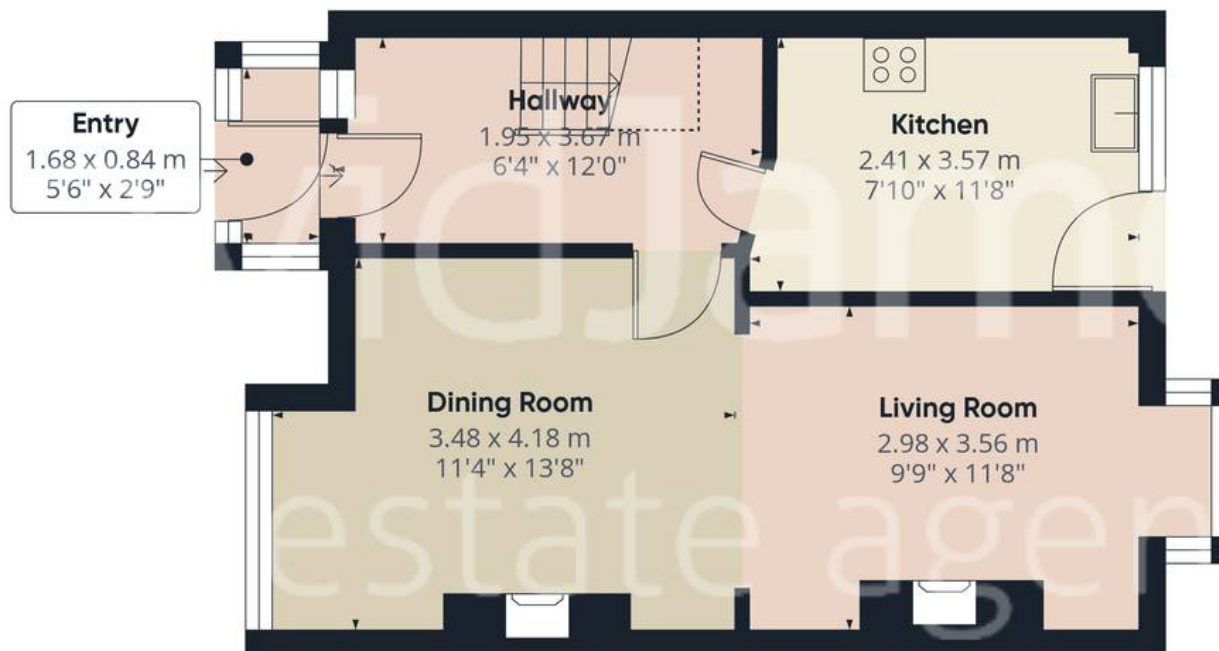
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

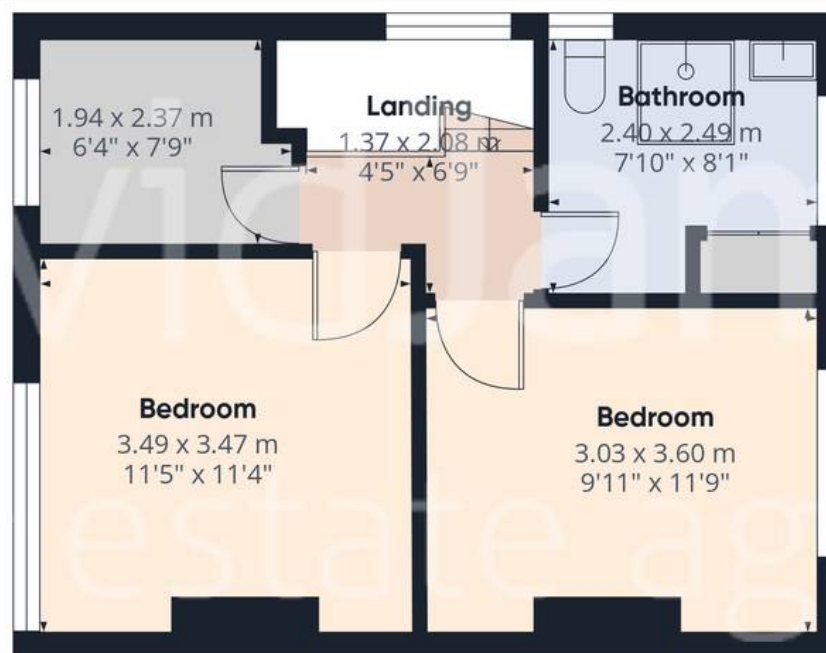
- Semi-detached family home with excellent scope to personalise
- Offered to the market with no upward chain
- Conveniently located close to Carlton's amenities, schools and transport links to the nearby city centre
- Welcoming entrance hall with an initial porch
- Spacious open-plan lounge/adjoining dining room with feature walk-in box windows
- Fitted kitchen with wood-effect units and space for freestanding appliances
- Three well-proportioned bedrooms (including two generous double bedrooms)
- Bright shower room with a three-piece suite and electric shower
- Generous and westerly-facing tiered rear garden with patio and useful outbuildings
- Driveway and covered car port providing ample off-road parking







Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

77.2 m²

828 ft²

Reduced headroom

1 m²

11 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.

GIRAFFE360





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