



39 Selborne Gardens, Nottingham - NG3 2GR

Guide Price £240,000

DavidJames
the estate agent



39 Selborne Gardens

Nottingham

MODERN SEMI-DETACHED WITH LOVELY GREEN SPACE VIEWS! Featuring stylish dining kitchen and bright lounge alongside conservatory, three bedrooms, delightful south-facing rear garden and gated driveway!

Council Tax band: A

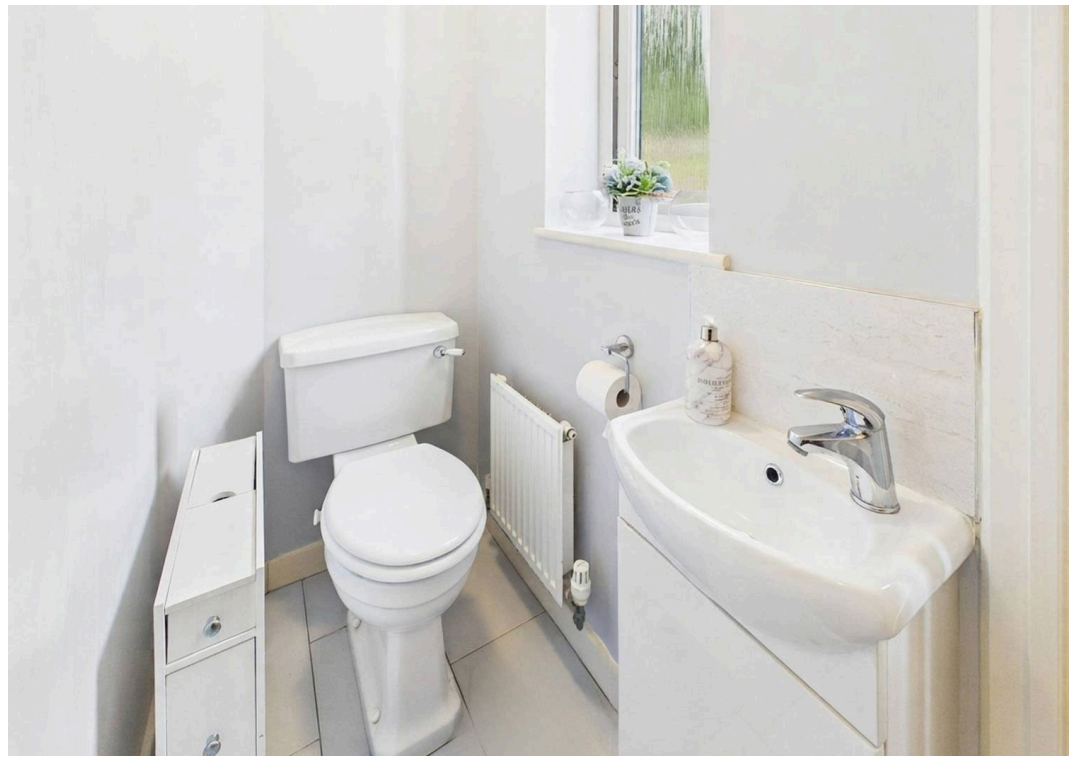
Tenure: Freehold

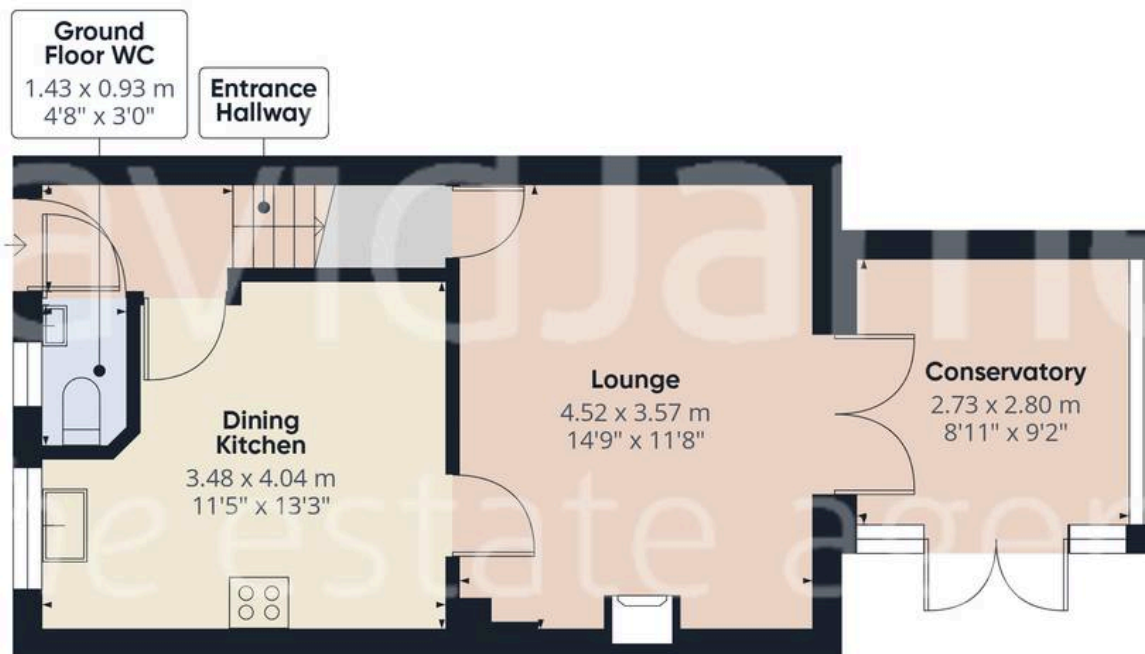
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Modern semi-detached home with lovely green space views
- Ideal for families, first-time buyers and investors alike
- Located close to shops, amenities and bus services into the city
- Welcoming hallway with a ground floor WC for added convenience
- Stylish dining kitchen with gloss units and integrated cooking appliances
- Bright rear aspect lounge with French doors opening into a light-filled conservatory
- Three well-appointed first floor bedrooms (including two double bedrooms)
- Traditional style shower room with double-width walk-in rainfall shower
- Delightful south-facing rear garden with paved patio and decorative stone
- Low-maintenance frontage with gated driveway and solar PV panels





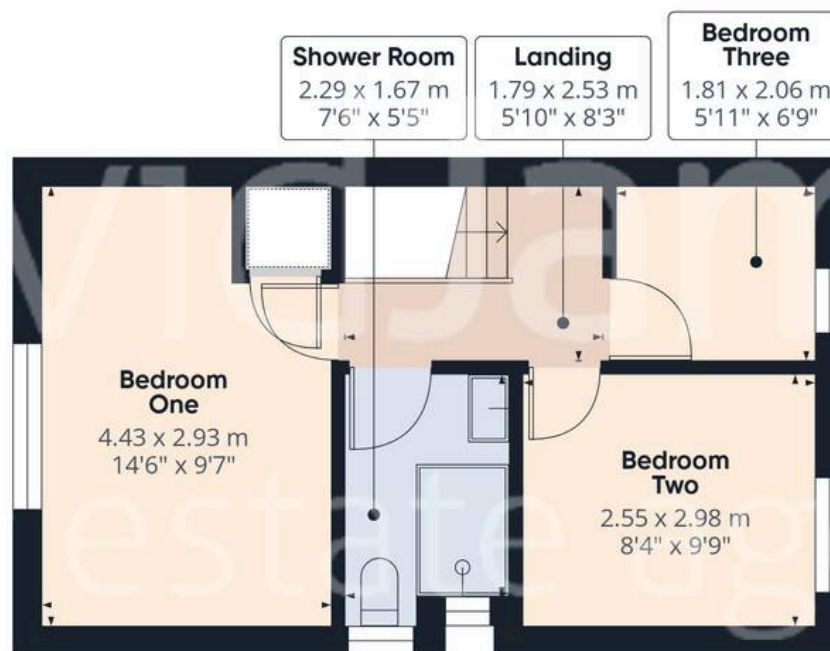


Floor 0

Approximate total area⁽¹⁾

73 m²

784 ft²



Floor 1



(1) Excluding balconies and terraces

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

GIRAFFE360



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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