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# £180,000- £190,000

GUIDE PRICE

NUGENT GARDENS  
NOTTINGHAM

- NON CONSTRUCTION BUILD
- KITCHEN/DINER
- DOWNSTAIRS WC
- FAMILY BATHROOM
- LOW MAINTENANCE REAR GARDEN
- EPC C



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## Spacious Three Bedroom Home Near City Centre

IDEALLY LOCATED JUST A STONE'S THROW FROM THE CITY CENTRE, THIS THREE-BEDROOM HOUSE OFFERS GENEROUS ACCOMMODATION, MAKING IT A FANTASTIC OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS ALIKE.

THE PROPERTY IS ENTERED VIA A WELCOMING ENTRANCE HALLWAY, WHICH PROVIDES ACCESS TO A CONVENIENT DOWNSTAIRS WC AND LEADS THROUGH TO THE MAIN LIVING AREAS. THE GENEROUS DINING KITCHEN IS FITTED WITH A RANGE OF WALL AND BASE UNITS, COMPLEMENTED BY AMPLE WORKTOP SPACE AND ROOM FOR APPLIANCES, WHILE THE DINING AREA COMFORTABLY ACCOMMODATES A FAMILY TABLE AND ENJOYS DIRECT ACCESS TO THE REAR GARDEN.

UPSTAIRS, THE PROPERTY COMPRISES THREE WELL-PROPORTIONED BEDROOMS, PROVIDING FLEXIBLE SPACE FOR FAMILIES, GUESTS OR HOME WORKING. THE ACCOMMODATION IS COMPLETED BY A FAMILY BATHROOM FITTED WITH A THREE-PIECE SUITE.

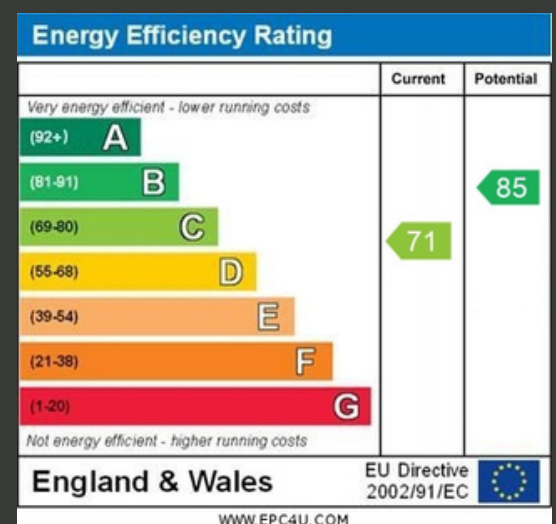
OUTSIDE, THE PROPERTY BENEFITS FROM GARDENS TO BOTH THE FRONT AND REAR, WITH THE LOW-MAINTENANCE REAR GARDEN FEATURING AN outhouse FOR ADDITIONAL STORAGE. FURTHER ADVANTAGES INCLUDE EASY ACCESS TO A WEALTH OF LOCAL AMENITIES, EXCELLENT TRANSPORT LINKS AND HIGHLY REGARDED SCHOOL CATCHMENTS, MAKING THIS AN EXCELLENT CHOICE FOR THOSE SEEKING A HOME IN A CONVENIENT AND WELL-CONNECTED LOCATION.

THE PROPERTY FURTHER BENEFITS FROM A RESIDENTIAL DISTRICT HEATING SYSTEM, PROVIDING INSTANT HOT WATER AND EFFICIENT HEATING THROUGHOUT THE HOME.

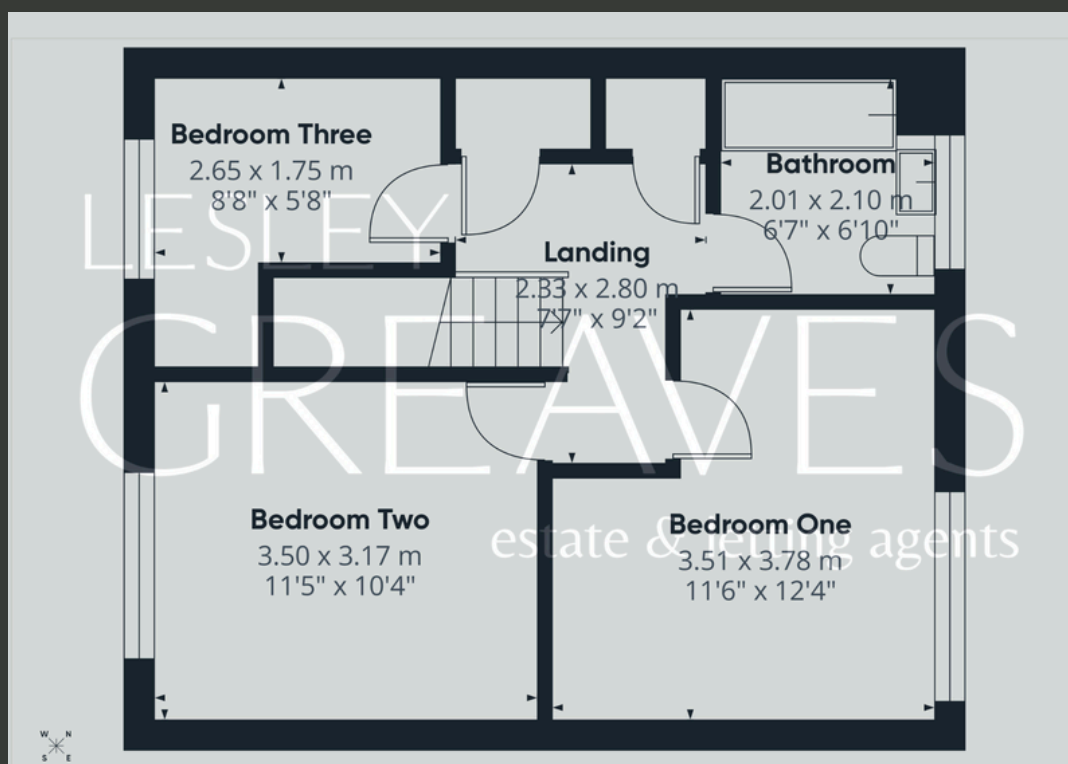
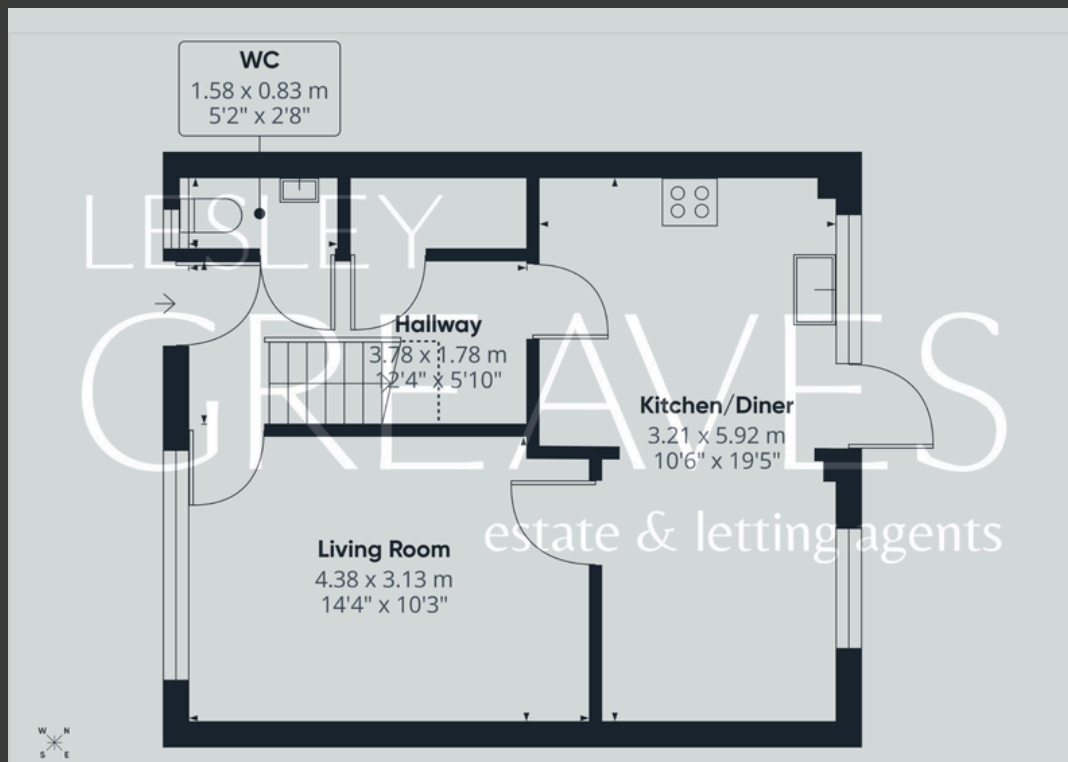
EARLY VIEWING IS RECOMMENDED TO APPRECIATE THE SPACE AND POTENTIAL THIS HOME HAS TO OFFER.

NOTE: PLEASE BE ADVISED THIS PROEPRTY IS NON-CONSTRUCTION BUILD

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; NOTTINGHAM CITY COUNCIL
- MEASUREMENTS; 84 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

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