



## 104 Westwood Road, Nottingham - NG2 4FS

Guide Price £150,000





## 104 Westwood Road

Nottingham, Nottingham

Guide price £150,000 – £160,000. Offered with no chain, this home offers three bedrooms, two reception spaces and a convenient location close to transport links and Nottingham City Centre!

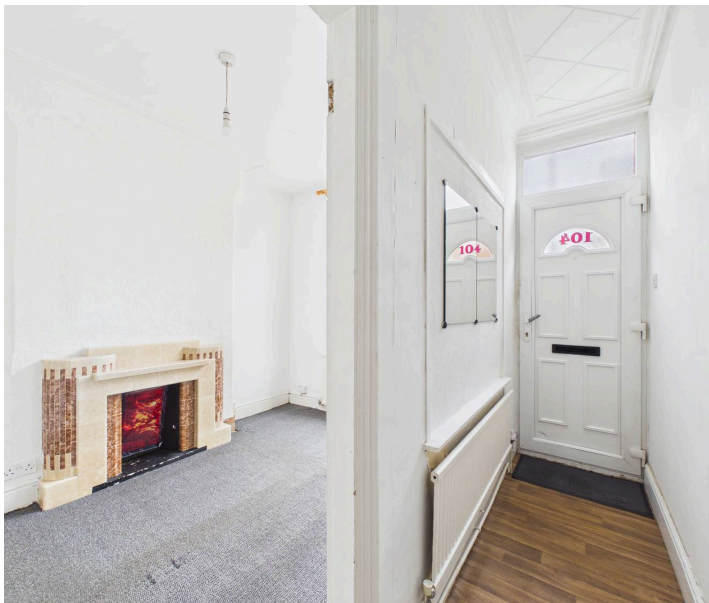
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

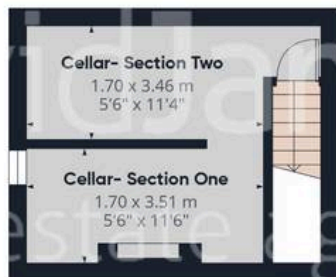
EPC Environmental Impact Rating:

- Three-bedroom end-terrace property arranged over three floors
- Ideal purchase for first-time buyers or buy-to-let investors
- Available with no upward chain
- Front-facing lounge with double-glazed window and feature fireplace
- Versatile second reception room (ideal as a dining or sitting room) with cellar access
- Fitted kitchen with base and wall units
- First floor shower room with a three-piece suite
- Generous top floor principal with loft eaves access
- Low-maintenance rear courtyard with an external store
- Convenient location close to shops, schools and amenities









Floor -1



Floor 0

Approximate total area<sup>(1)</sup>

79.4 m<sup>2</sup>  
855 ft<sup>2</sup>



Floor 1



Floor 2

(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





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