



39 Selborne Gardens, Nottingham - NG3 2GR

Guide Price £250,000

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

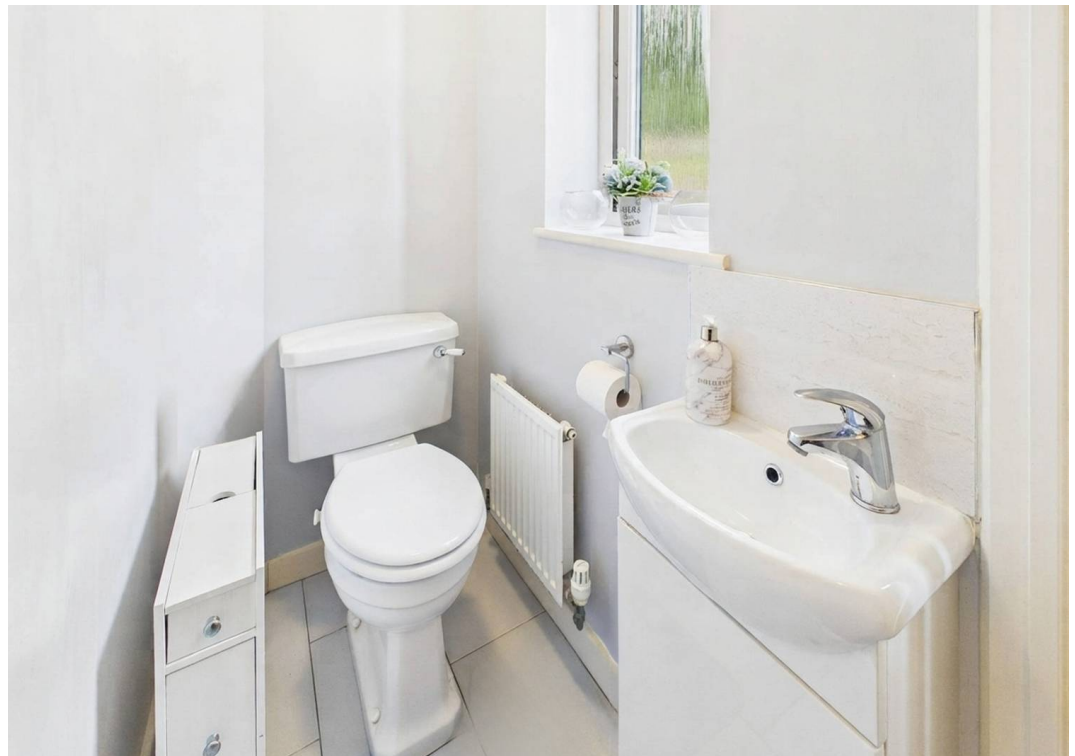
Tenure: Freehold

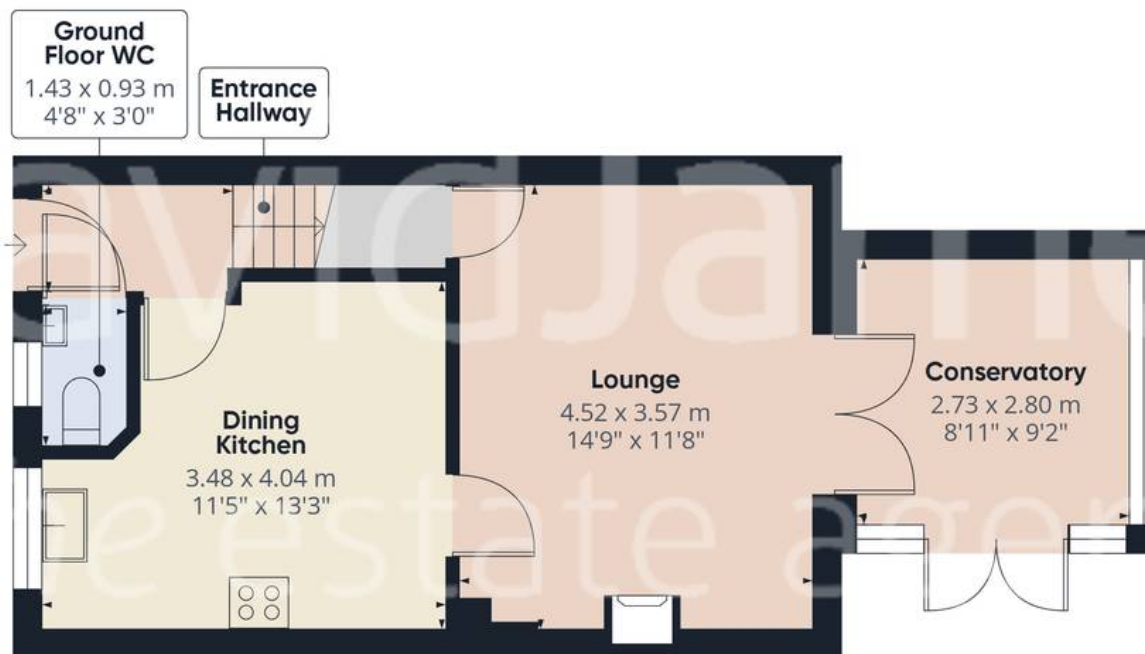
EPC Energy Efficiency Rating: B

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





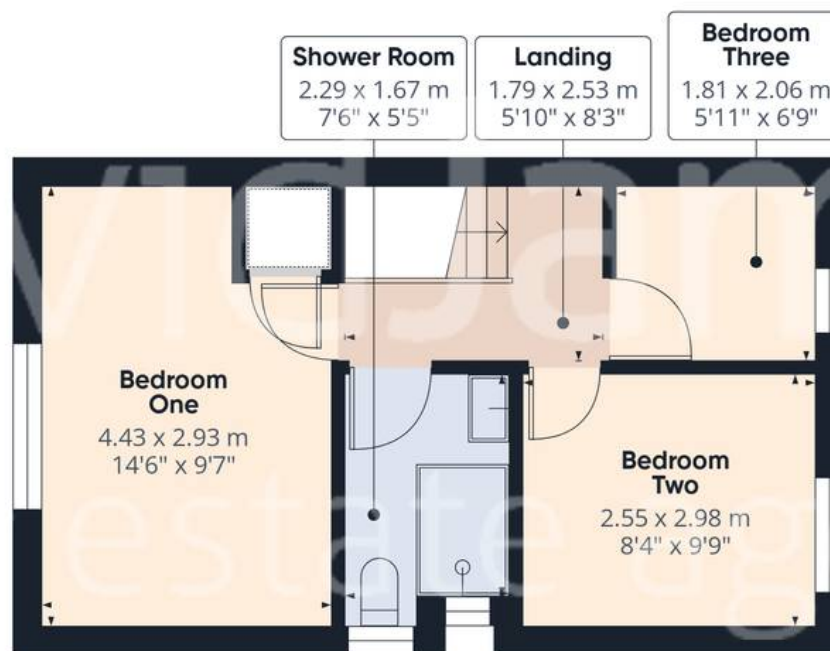


Floor 0

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.

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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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