DMW
PROPERTY SERVICES
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171 Charlbury Road, Nottingham, NG8 1NE

Asking Price £280,000

- Three Bedroom Semi Detached House
- Modern Kitchen and Bathroom
- Three Good Size Bedrooms
- Mature Rear Garden
- Large Open Plan Lounge/Diner
- Store to the side elavation
- Block Paved Driveway
- Cul-de-sac Location

826 Woodborough Road, Nottingham, Nottinghamshire, NG3 5QQ
01159625003
enquiries@dmwps.co.uk
www.dmwps.co.uk

171 Charlbury Road, Nottingham NG8 1NE

Spacious Three Bedroom Semi Detached House. Accommodation comprises; Open Plan Lounge/Diner, Modern Kitchen, Store, Three Good Size Bedrooms a First Floor Bathroom and a Conservatory. Externally there block paved driveway and extensive mature rear garden with large pond.

3 1 1 B

Council Tax Band: B







Entrance Porch
Door to Entrance Hall.

Hallway
Opens into the Lounge/Diner. Stairs to the first floor landing.

Lounge/Diner
26'7 x 10'6
Wood effect flooring. Bay window to the front. Opens into the Kitchen area. Door to the Conservatory.

Kitchen
14'7 x 5'10
Tiled flooring. A range of modern base and wall units with integrated dishwasher. Range cooker with extractor hood over. Window to the rear. Door to the store.

Conservatory
8'8 x 9'10
Wood effect flooring.

Store
25'2 x 7'6
Houses gas boiler and has plumbing for a washing machine.

Landing
Doors to all Bedrooms and the Bathroom.

Master Bedroom
11'8 x 10'6
Bay window to the front. Wood flooring.

Bedroom Two
10'11 x 10'6
Wood effect flooring. Window to the rear.

Bedroom Three
7'4 x 6'6
Wood flooring. Window to the front.

Bathroom
8'3 x 6'6
Panelled bath with shower over, Vanity unit with inset sink and toilet. Windows to the side and rear.

Exterior
Block paved driveway to the front. Mature gardens to the rear.





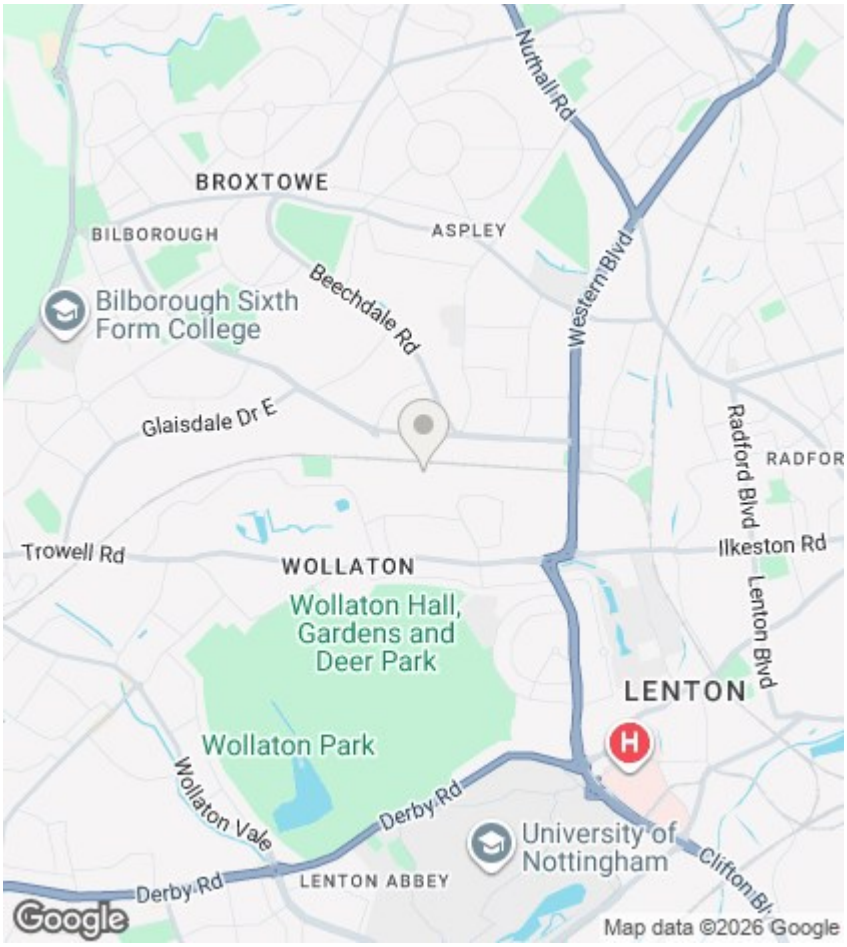










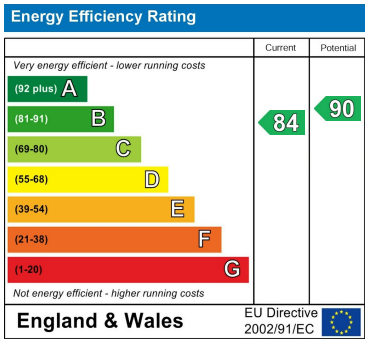


Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

B





TOTAL FLOOR AREA : 1085 sq.ft. (100.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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