



£180,000-£190,000

GUIDE PRICE

HARROGATE ROAD
NOTTINGHAM



- END-TERRACED
- TWO BEDROOMS
- FAMILY BATHROOM
- MODERN KITCHEN
- DRIVEWAY
- CLOSE TO AMENITIES
- EPC D



Well Presented Two-Bedroom Home with Driveway

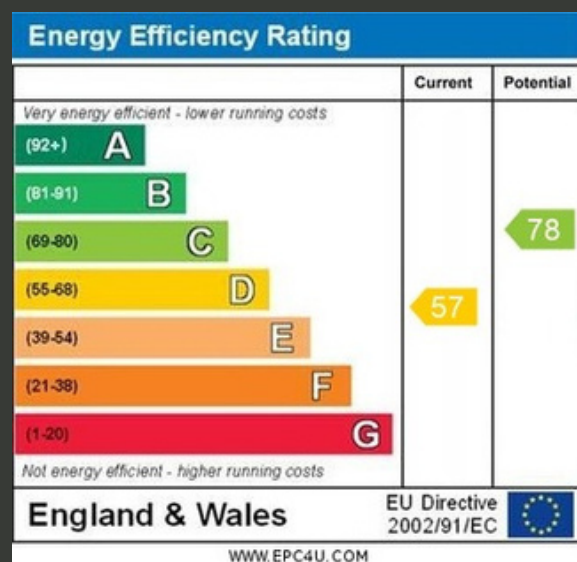
SITUATED CLOSE TO THE PICTURESQUE COLWICK WOODS LOCAL NATURE RESERVE, THIS WELL-PRESENTED HOME OFFERS LIGHT AND SPACIOUS ACCOMMODATION THROUGHOUT, LOCATED IN A POPULAR RESIDENTIAL AREA KNOWN FOR ITS CONVENIENT LOCATION AND EXCELLENT AMENITIES.

THE GROUND FLOOR FEATURES A BRIGHT LOUNGE WITH A LARGE WINDOW FLOODING THE ROOM WITH NATURAL LIGHT. THE MODERN KITCHEN DINER IS FITTED WITH SHAKER-STYLE UNITS, WOODEN WORKTOPS AND SPACE FOR FREESTANDING APPLIANCES, WITH AMPLE SPACE FOR DINING AND EXCELLENT BUILT-IN STORAGE.

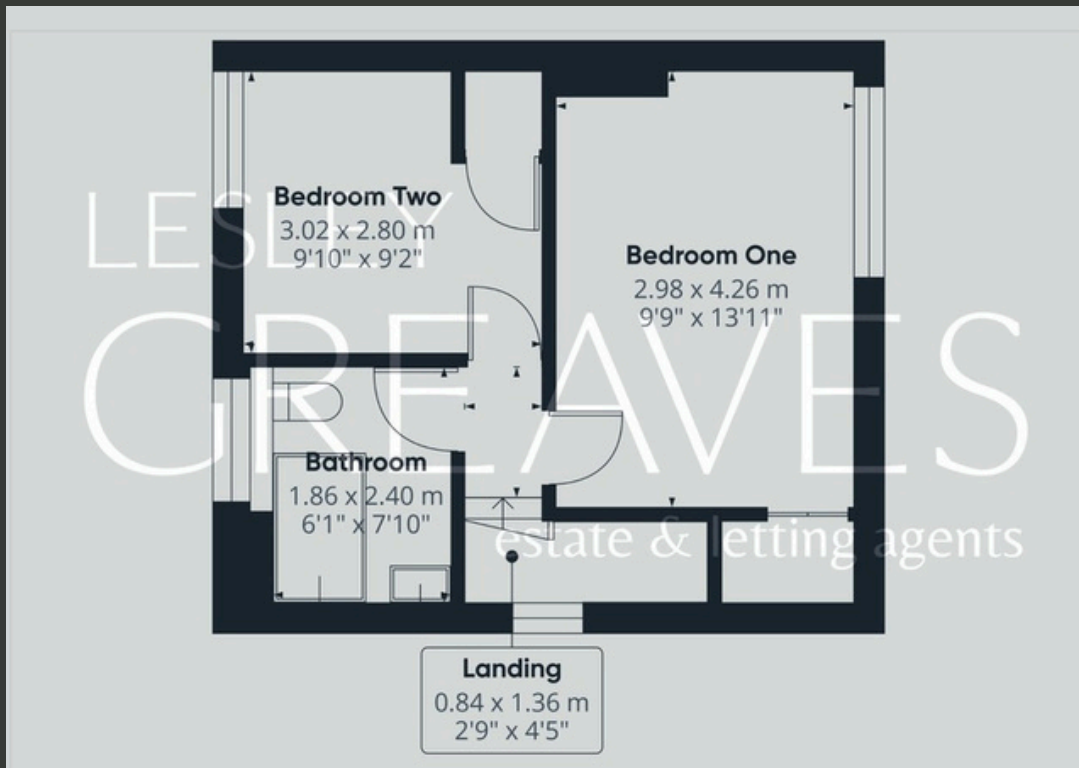
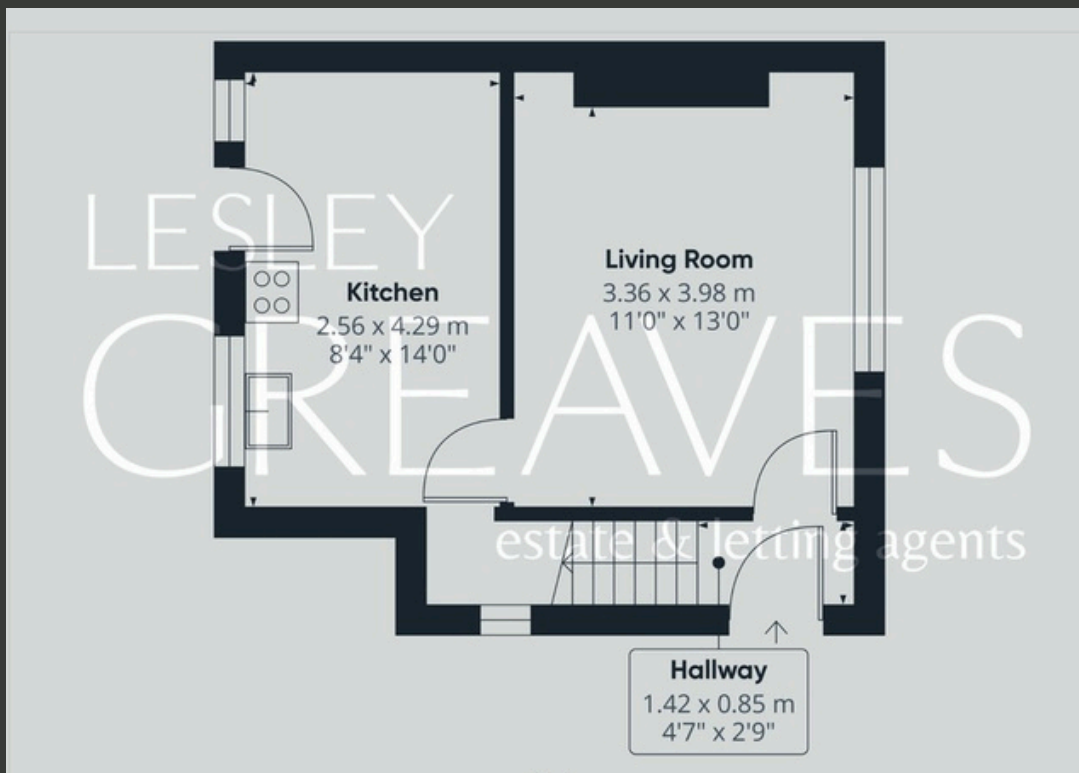
UPSTAIRS, THERE ARE TWO WELL-PROPORTIONED BEDROOMS, BOTH BENEFITING FROM USEFUL BUILT-IN STORAGE. THE MAIN BEDROOM IS A GENEROUS DOUBLE, WHILE THE SECOND BEDROOM IS CURRENTLY USED AS A NURSERY AND HOME OFFICE IDEAL FOR YOUNG FAMILIES OR HOME WORKERS. THE FAMILY BATHROOM IS FITTED WITH A WHITE SUITE, INCLUDING A CORNER BATH WITH SHOWER OVER.

OUTSIDE, THE PROPERTY BOASTS AN ENCLOSED REAR GARDEN WITH LAWN, PATIO SEATING AREA AND MATURE PLANTING PERFECT FOR RELAXING OR ENTERTAINING. TO THE FRONT, THERE IS A DRIVEWAY PROVIDING OFF-STREET PARKING.

- FREEHOLD
- COUNCIL TAX; BAND A
- LOCAL AUTHORITY; NOTTINGHAM CITY COUNCIL
- MEASUREMENTS; 63 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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