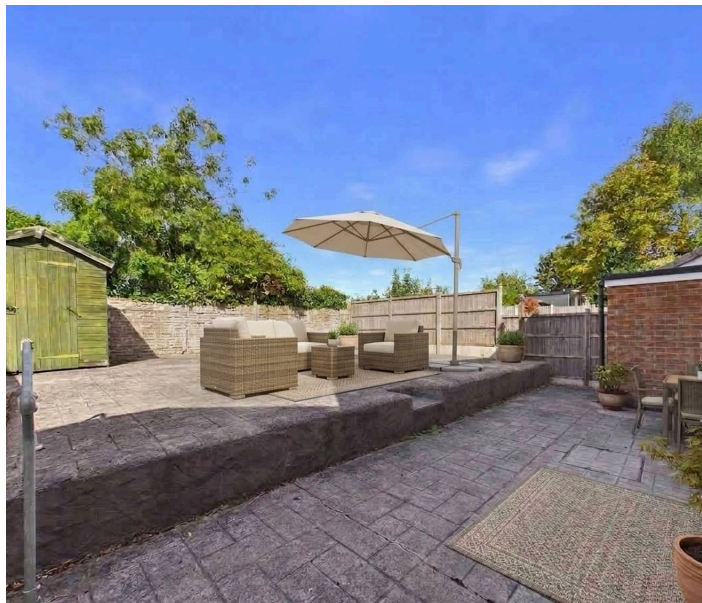




16 Sutherland Road, Nottingham – NG3 7AP

Guide Price **£300,000**

DavidJames
the estate agent



16 Sutherland Road

Nottingham

NO CHAIN! 3 double bed detached home with nearby amenities, schools and transport links to the city! Lots of potential, generous reception space and a low-maintenance garden plus a drive and garage!

Council Tax band: D

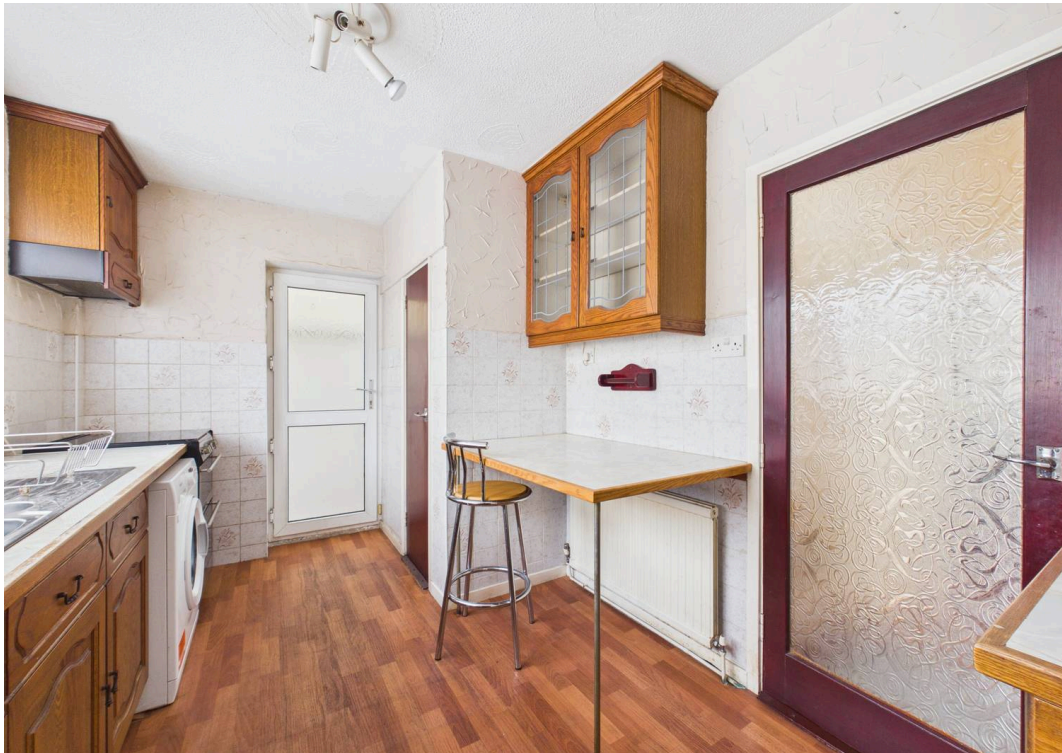
Tenure: Freehold

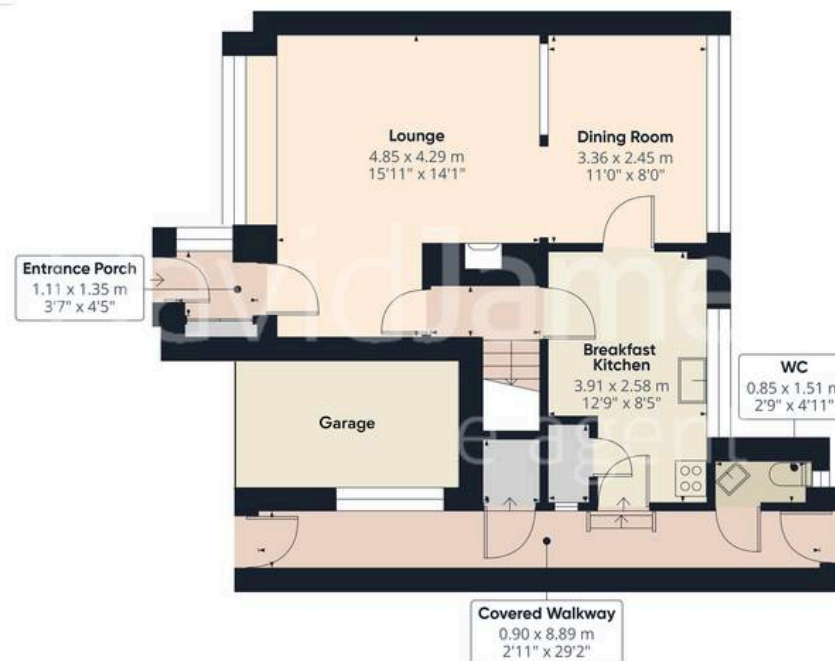
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Substantial detached family home
- Offered to the market with no onward chain
- Close to a wide range of local amenities, schools and public transport links to the city and surrounding areas
- Open-plan lounge/dining room with feature archway detailing
- Fitted kitchen with a range of fitted units and a breakfast bar
- Covered side walkway with useful storage and a convenient ground floor WC
- Three double bedrooms upstairs (all with in-built wardrobe/storage solutions)
- First floor wetroom with an electric shower and white suite
- Low-maintenance and enclosed rear garden with generous seating space
- Multi-vehicle gated driveway leading to an integral garage







Floor 0

Approximate total area⁽¹⁾

98.3 m²

1059 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.

GIRAFFE360





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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.