



 **3**
Bedrooms

 **1**
Bathroom



A beautifully refurbished three-bedroom terraced home offering stylish and modern accommodation throughout. Ideal for first-time buyers, families, and investors, the property features a spacious living room, a brand-new open-plan kitchen/dining area, a modern family bathroom, and a generous third bedroom on the second floor. Benefiting from a good-sized rear yard, permit parking, and an EPC rating of C, this move-in-ready home is conveniently located close to local amenities, schools, transport links, Nottingham City Centre, and universities.

This beautifully refurbished three-bedroom terraced house offers modern living throughout and is ideal for first-time buyers, families, or investors alike.

Upon entering the property, you are welcomed into a spacious and bright living room, flooded with natural light from the large front window, creating a warm and inviting atmosphere. This leads through to a contemporary open-plan kitchen and dining area, featuring brand new fitted units, ample storage, and a stylish finish—perfect for both everyday living and entertaining family and friends.

To the first floor, there are two well-proportioned bedrooms along with a modern three-piece family bathroom, finished to a high standard. The second floor offers a generously sized additional bedroom, providing excellent flexibility as a main bedroom, guest room, or home office.

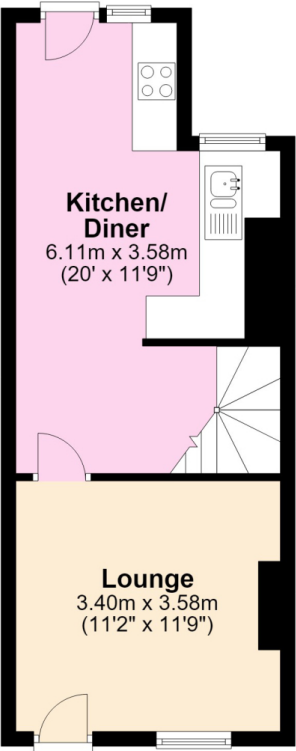
Externally, the property benefits from a good size of rear yard, ideal for outdoor seating or low-maintenance enjoyment. Permit parking is available to the front of the property.

Conveniently located close to local amenities, reputable schools, shops, and excellent transport links, the property also offers easy access to Nottingham City Centre, universities, and major road networks.

Combining style, comfort, and convenience, this fantastic modern home is ready to move into. Early viewing is highly recommended—call today to arrange a viewing.

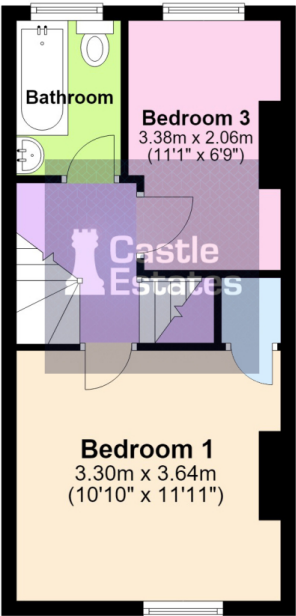
Ground Floor

Approx. 31.9 sq. metres (343.9 sq. feet)



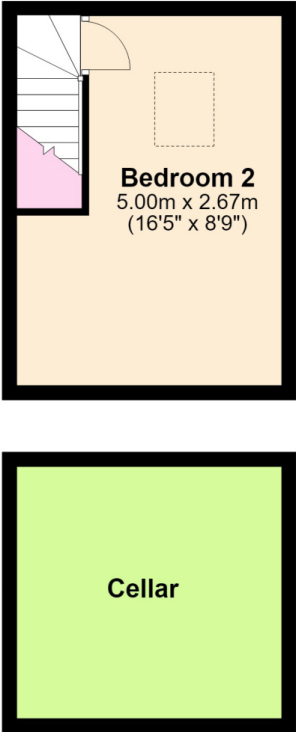
First Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



Second Floor

Approx. 17.9 sq. metres (192.8 sq. feet)



Total area: approx. 77.9 sq. metres (838.0 sq. feet)
For illustration purposes only - not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	79
England, Scotland & Wales		
EU Directive 2002/91/EC		

Address: NOTTINGHAM, NG7

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	77	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

