



**Barrymore Court, Holly Gardens  
Thorneywood, Nottingham NG3 2PG**

THREE BEDROOM SEMI-DETACHED FAMILY  
PROPERTY, SELLING WITH NO UPWARD  
CHAIN.

**Asking Price £210,000 Freehold**



Situated within the ever-popular and well-established residential area of Thorneywood, this three-bedroom semi-detached house offers an excellent opportunity for families and owner-occupiers looking for a convenient yet well-connected location. The area is particularly well regarded for its ease of access to Nottingham City Centre, local schools, shops and amenities, along with excellent transport links and nearby green spaces, making it ideal for day-to-day living.

The property itself provides well-proportioned accommodation and benefits from gas central heating via a modern combi boiler and double glazing throughout. The internal layout offers flexibility for modern family life, while externally the property enjoys a driveway providing off-road parking, an integral garage and a generous rear garden, ideal for families, entertaining or future landscaping potential.

Offered to the market with no upward chain, this is a fantastic opportunity to purchase a well-located family home in a sought-after area. An early viewing is strongly recommended to fully appreciate both the accommodation and the lifestyle on offer.



### Entrance Lobby

4'2 x 3'05 approx (1.27m x 1.04m approx)

Glazed entrance door to the side elevation, wall mounted radiator, ceiling light point, alarm control panel, doors leading off to:

### Kitchen

12'06 x 7'07 approx (3.81m x 2.31m approx)

Double glazed window to the front elevation, a range of matching wall and base units incorporating laminate worksurfaces over, stainless steel sink with mixer tap above, tiled splashbacks, integrated oven with four ring gas hob over and extractor hood above, wall mounted Viessman gas central heating combination boiler providing hot water and central heating to the property, space and plumbing for an automatic washing machine, space and point for a freestanding fridge freezer, wall mounted radiator, ceiling light point.

### Living Room

12'02 x 15'08 approx (3.71m x 4.78m approx)

Double glazed French doors to the rear elevation leading out to the enclosed rear garden, wall mounted double radiator, ceiling light point, dado rail, coving to the ceiling, staircase leading to the first floor landing.

### First Floor Landing

Loft access hatch, ceiling light point, double glazed window to the side elevation, storage cupboard, panelled doors leading off to:

### Bedroom One

8'02 x 12'10 approx (2.49m x 3.91m approx)

Double glazed window to the front elevation, wall mounted radiator, ceiling light point, built-in storage cupboard.

### Bedroom Two

8'09 x 8'11 approx (2.67m x 2.72m approx)

Double glazed window to the rear elevation, wall mounted radiator, ceiling light point, built-in storage cupboard.

### Bedroom Three

7'01 x 9'06 approx (2.16m x 2.90m approx)

Double glazed window to the front elevation, wall mounted radiator, ceiling light point.

### Bathroom

Double glazed window to the rear elevation, tiling to the walls, panelled bath with mixer tap and electric shower over, handwash basin, WC, extractor fan.

### Outside

#### Front of Property

To the front of the property there is a driveway providing off the road vehicle hardstanding leading to the integral garage.

#### Garage

15'03 x 70'07 approx (4.65m x 21.51m approx)

Up and over door to the front elevation, light and power.

#### Rear of Property

To the rear of the property there is an enclosed rear garden being laid mainly to lawn, with fencing to the boundaries, mature plants and trees planted to the borders with additional paved patio area.

### Agents Notes: Additional Information

Council Tax Band: B

Local Authority: Nottingham

Electricity: Mains supply

Water: Mains supply

Heating: Mains gas

Septic Tank : No

Broadband: BT, Sky, Virgin

Broadband Speed: Standard 2mbps Ultrafast 1800mbps

Phone Signal: 02, Vodafone, EE, Three

Sewage: Mains supply

Flood Risk: No flooding in the past 5 years

Flood Defences: No

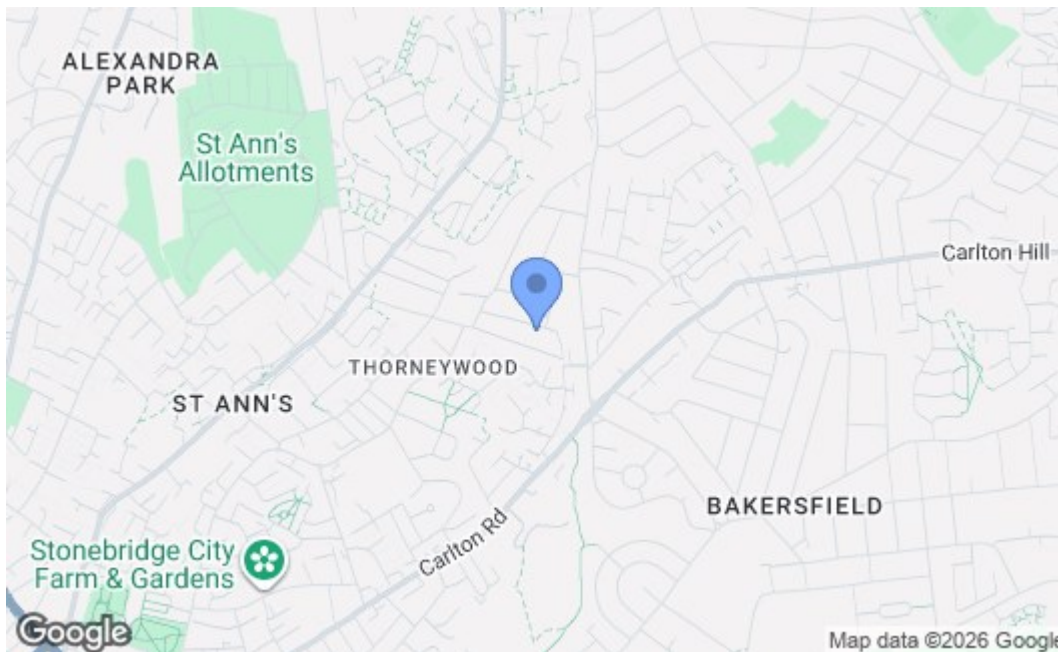
Non-Standard Construction: No

Any Legal Restrictions: No

Other Material Issues: No



Robert Ellis  
ESTATE AGENTS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		54	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.