



## 5 Hagley Close, Nottingham - NG3 7AT

Guide Price £220,000

DavidJames  
the estate agent





## 5 Hagley Close

Nottingham, Nottingham

NO CHAIN! 3-bed semi-detached home on a cul-de-sac, ideal for first time buyer or investor with Carlton & Nottingham close by.

Dining/kitchen, southerly-facing rear/side garden and a large driveway!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three-bedroom semi-detached house tucked away on a quiet cul-de-sac, with no upward chain
- Excellent opportunity for first time buyers or those seeking an investment in a well-connected location
- Carlton and Nottingham City Centre close by, with an array of shops, cafés, leisure facilities and transport links
- Bright and welcoming lounge with decorative fire surround and wood-effect flooring
- Dining kitchen with white handleless units, integrated cooking appliances and space for a table and chairs
- Three well-proportioned bedrooms (including two doubles bedrooms)
- Main bathroom fitted with a modern three-piece white suite and an electric shower over the bath
- Gas central heating and recently re-fitted roof
- Rear and side garden enjoying a south-westerly aspect, with lawn and paved seating area
- Double-width resin driveway edged with block paving providing off-street parking











Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

59.1 m<sup>2</sup>

636 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>

8 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 1.5 m/5 ft

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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