



## 23 Tregarth Square, Nottingham - NG5 5QZ

Guide Price £160,000







## 23 Treegarth Square

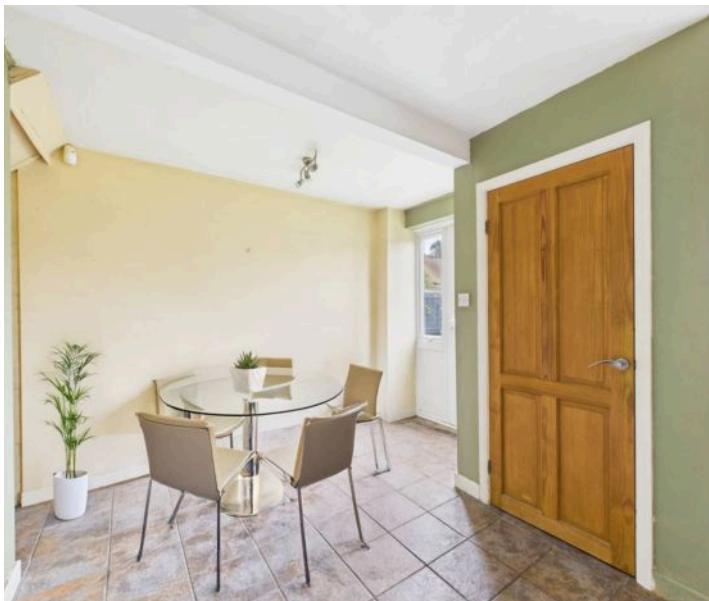
Nottingham, Nottingham

Mid-terrace home with no upward chain and potential to modernise - close to local amenities and bus links. Featuring a bright and spacious lounge, 3 double bedrooms and a good-sized dining/kitchen.

Council Tax band: A

Tenure: Freehold

- Mid-terrace house with potential to modernise and personalise
- Good location close to local amenities and bus links
- Perfect for first-time buyers and investors
- Offered to the market with no upward chain
- Good-sized lounge with a feature electric fire and brick surround
- Bright and spacious dining/kitchen with wood-effect units, breakfast bar and space for a table and chairs
- Landing with storage cupboard and access to the loft
- Three good-sized double bedrooms (bedroom three with useful storage cupboard)
- White two-piece bathroom suite with electric shower over the bath and separate WC
- Rear garden with paved patio and lawned area

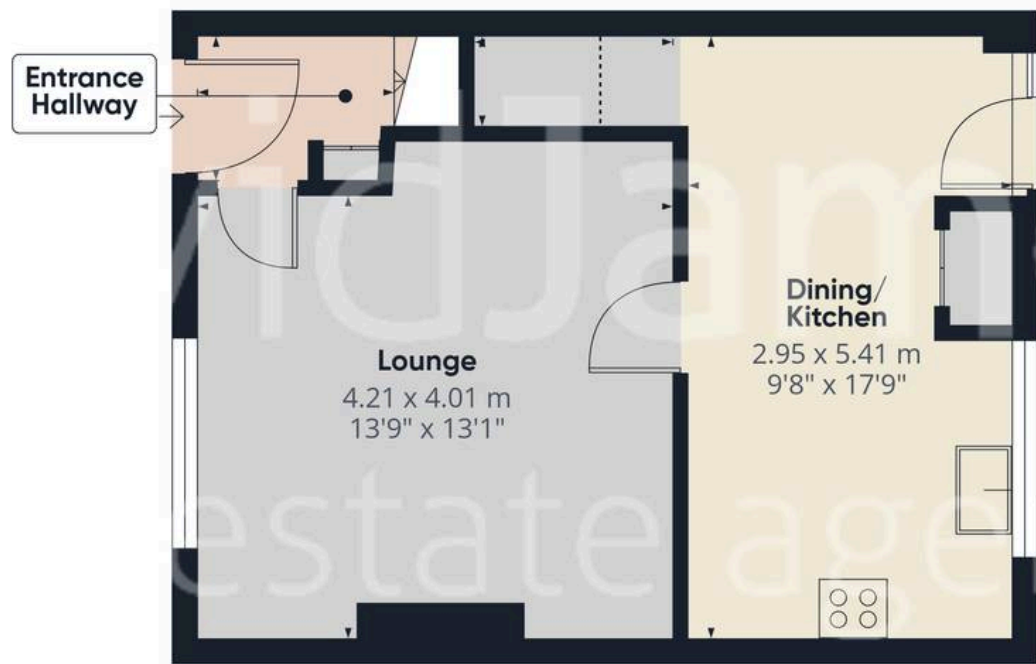




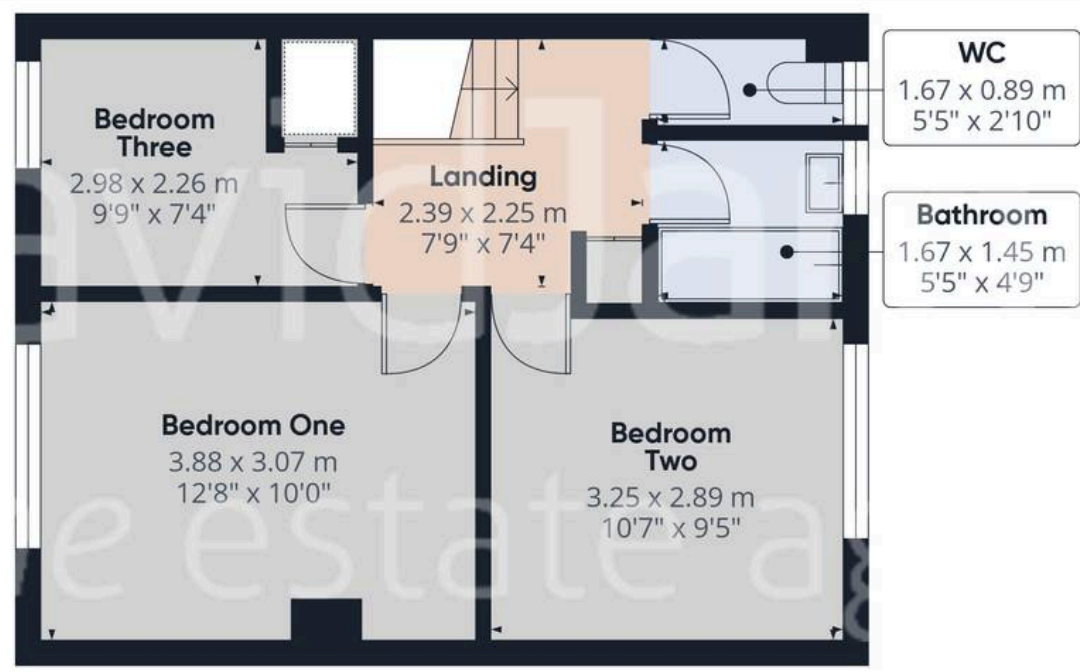








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
72.9 m<sup>2</sup>  
784 ft<sup>2</sup>

**Reduced headroom**  
0.9 m<sup>2</sup>  
10 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.

GIRAFFE 360





## David James Estate Agents

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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.