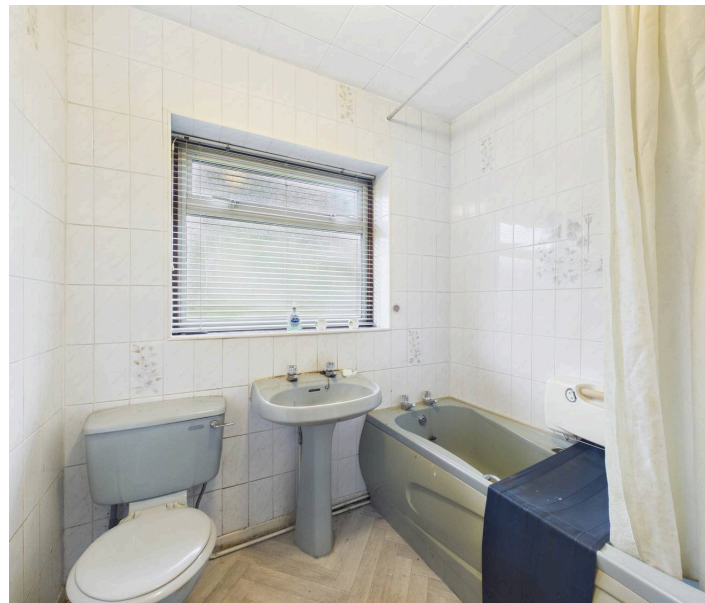
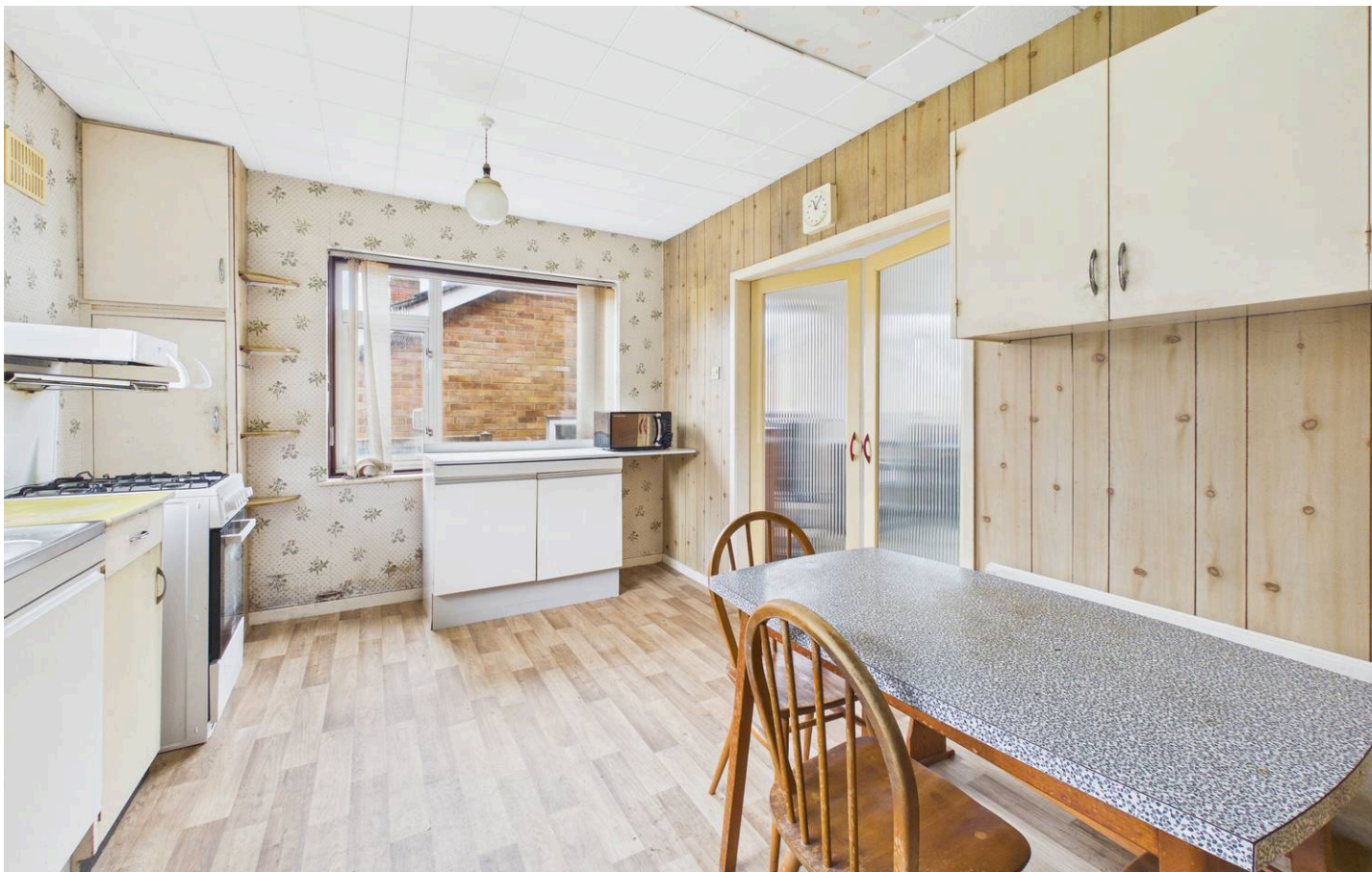




## 5 Catterley Hill Road, Nottingham - NG3 7AR

Guide Price £230,000

DavidJames  
the estate agent



## 5 Catterley Hill Road

Nottingham, Nottingham

Detached 3 bed bungalow with no upward chain! Lots of potential, ideal for those seeking the benefits of single-storey accommodation and conveniently positioned for access to amenities and buses!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Detached bungalow with lots of potential to personalise and add value
- Perfect for buyers seeking comfortable single-storey living
- Available with no upward chain
- Bright lounge with dual-aspect windows and views of surrounding area
- Dining kitchen and adjoining pantry/storage area
- Three bedrooms (including two generous doubles and a versatile third bedroom with additional storage space)
- Family bathroom with three-piece suite comprising bath, WC and basin
- Private lawned rear garden enclosed by fencing
- Driveway and garage providing off-street parking
- Close to Carlton's range of amenities and public transport links







Floor -1

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

93.1 m<sup>2</sup>

1002 ft<sup>2</sup>



Floor 0



(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



## 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.