

10 Ardmore Close, Nottingham - NG2 4GP

Guide Price **£220,000**

DavidJames
the estate agent







10 Ardmore Close

Nottingham

Modern 3 bed semi-detached in a cul-de-sac within easy reach of Nottingham city centre! Good-sized lounge, kitchen, shower room and an enclosed garden plus both driveway and permit parking!
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Modern semi-detached home positioned within a popular cul-de-sac
- Ideal for first-time buyers and growing families
- Close to a wide range of local amenities, Nottingham city centre and a variety of transport links
- Good-sized lounge with wood-finish flooring
- Dining kitchen with integrated appliances and French doors to the garden
- Convenient ground floor WC
- Three well-proportioned bedrooms arranged across the first floor
- Stylish shower-room with double-enclosure, electric shower and sleek wall tiling
- Enclosed lawned rear garden with patio, decking and a feature covered pergola seating area
- Driveway with additional permit parking available





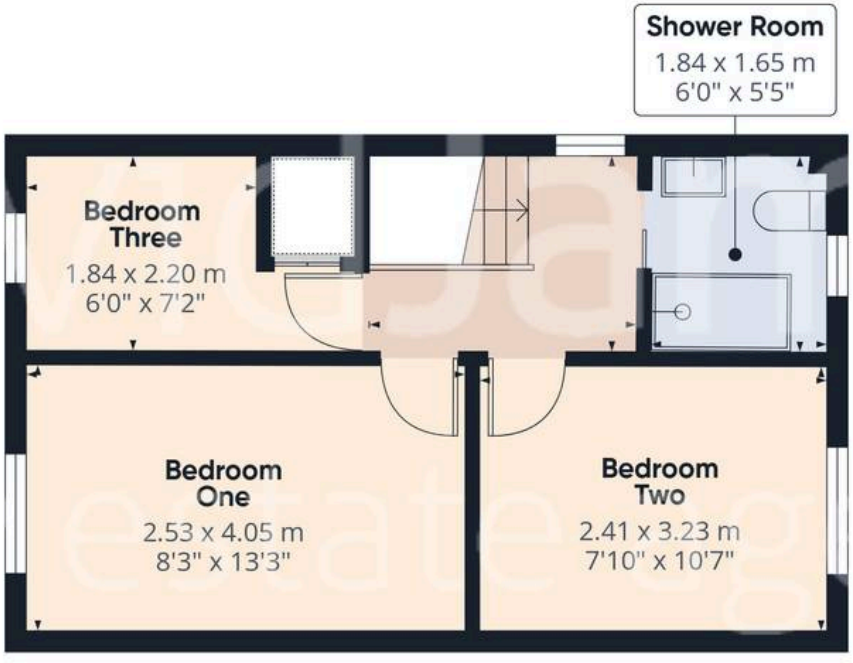





KOALA
SQUIRRELS
KINDNESS STORIES
MAGICAL STORIES
LION INSIDE



Floor 0



Floor 1



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Approximate total area(1)

63.9 m²

688 ft²

(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.

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