



18 Forester Road, Nottingham, NG3 6LP

Asking Price £400,000

- Very Well Presented Detached House
- Large Open Plan Lounge/Diner
- Home Office/Gym
- Extensive Rear Garden
- Three Good Size Bedrooms
- Breakfast Kitchen
- Integral Garage

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Extremely Well Presented Three Bedroom Detached House. The spacious and well proportioned accommodation comprises; Large Open Plan Lounge/Diner, Breakfast Kitchen, Three Good Size Bedrooms and a bathroom and W.C. Garage, Utility Area and Office/Gym/Play room. Extensive Rear Garden with summerhouse. Driveway. A very desirable family home.



Council Tax Band: C



Entrance Hall
Wood flooring. Doors to the Lounge and Kitchen.
Stairs to the first floor.

Very large garden to the rear with mature trees a pond, patio area and a summer house. Driveway to the front.

Lounge/Diner
23'4 x 12'10
Wood flooring. Bay window to the front elevation.
Wood burning stove. French doors to the rear elevation.

Breakfast Kitchen
23'0 x 9'2
Tiled flooring. A range of base and wall units with space for appliances. Pantry. Door to the rear garden.
Windows to the side and rear.

Office/Gym
16'9 max x 8'2
Spotlights and lantern. Could be used for a gym or home beauty business.

Utility Area
6t'1 x 5'7
Currently used for home grooming. Power, drainage and running water.

Garage
15'5 x 8'2
Accessed via driveway. Double doors.

Master Bedroom
13'0 x 12'10
Large windows to the rear elevation overlooking the garden.

Bedroom Two
13'5 x 13'0
Bay window to the front elevation.

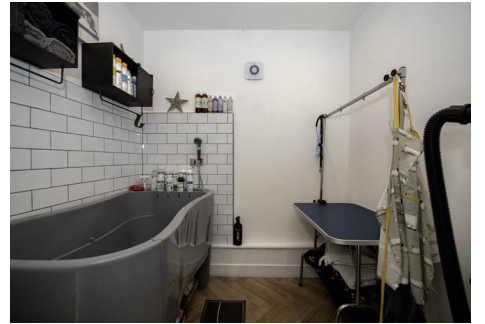
Bedroom Three
11'6 max x 8'11 max
Window to the front elevation.

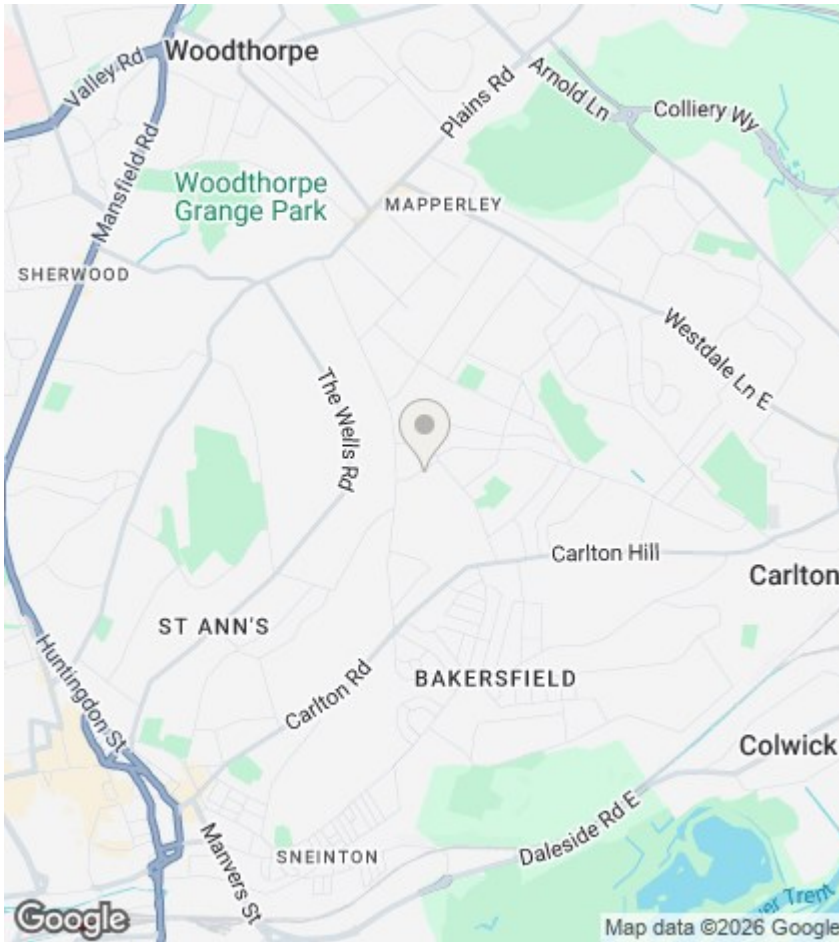
Bathroom
6'11 x 6'11
Modern bathroom with bath, sink and toilet. Window to the rear.

W.C
3'11 x 3'11
Low level flush toilet.

Exterior







Viewings

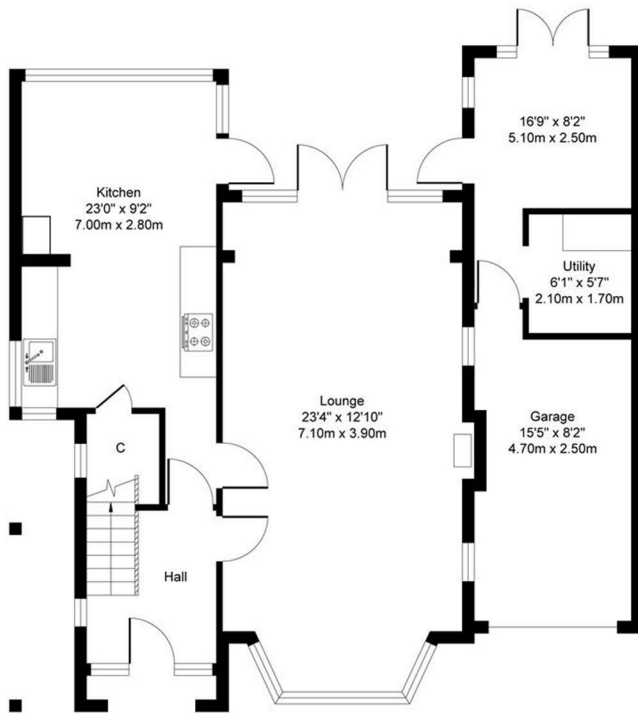
Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

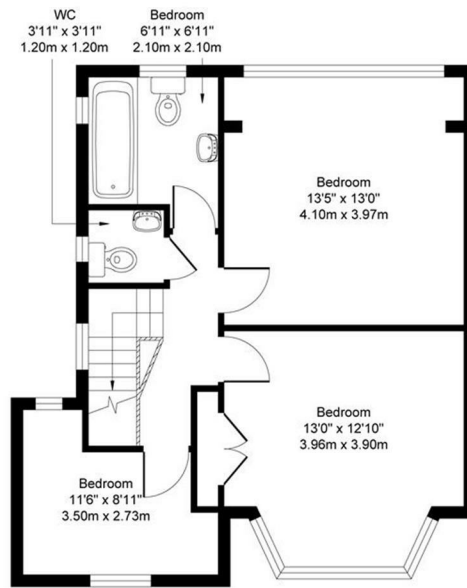
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Approximate Gross Internal Area
1486 Sq.ft. (138.10 sq.m.)



GROUND FLOOR



FIRST FLOOR