



**197 Greenwood Road, Nottingham - NG3 7FT**

Guide Price **£200,000**





## 197 Greenwood Road

Nottingham

GUIDE PRICE £200,000 - £210,000 Semi-detached 3 bed house with spacious lounge, modern dining/kitchen & bathroom plus a driveway & garage. Offered with no chain, close to local amenities, schools.

Council Tax band: A

Tenure: Freehold

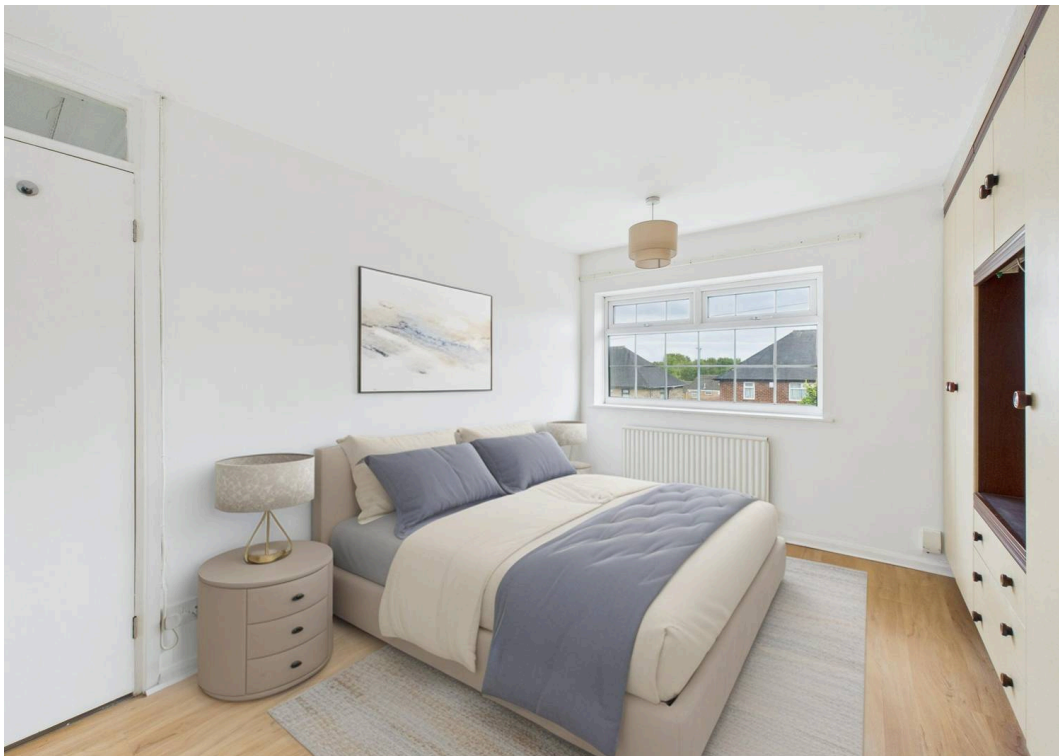
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi-detached house in a great location
- Close to local amenities, schools and transport services to Nottingham City Centre
- Offered to the market with no upward chain
- Perfect for first-time buyers or investors
- Good-sized lounge with feature bay window and wood-effect flooring
- Spacious dining/kitchen with integrated cooking appliances and space for a table and chairs
- Three bedrooms (main bedroom with fitted wardrobes and vanity unit)
- Three-piece bathroom suite with vanity basin and bathroom storage
- Rear garden with paved patio and decked seating/dining area
- Detached garage with driveway providing off-street parking









Floor 0



Floor 1

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

74.4 m<sup>2</sup>  
801 ft<sup>2</sup>

**Reduced headroom**

0.7 m<sup>2</sup>  
7 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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