



**£185,000**

**Versailles Gardens**

Nottingham, NG15 7NY

## PROPERTY SUMMARY

This delightful two-bedroom townhouse is an excellent choice for first-time buyers or investors seeking a comfortable and versatile home. The ground floor features a modern kitchen at the front of the property, a convenient downstairs WC, and a practical storage cupboard, while the open-plan living and dining area provides a welcoming space for relaxing or entertaining. A bright conservatory at the rear extends the living space and opens directly onto a low-maintenance garden, ideal for outdoor enjoyment.

Upstairs, both bedrooms are generously proportioned, offering flexibility and comfort, complemented by a contemporary family bathroom with stylish fittings. Outside, the property benefits from off-street parking at the front and is well-positioned within easy reach of local shops, schools, and transport links, making daily life simple and convenient. Combining practical layout, modern finishes, and a desirable location, this home is ready to move into, and viewing is highly recommended.

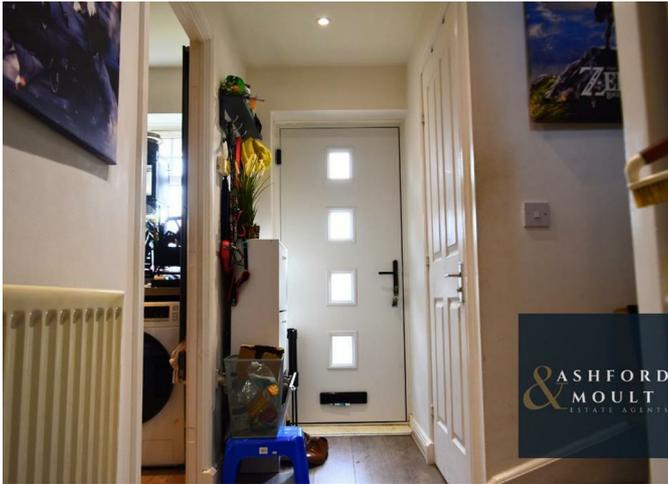
2



1



1







2  
1  
1

 A dark blue vertical panel containing three white icons: a bed, a bathtub, and a sofa. The numbers 2, 1, and 1 are positioned to the left of each icon, indicating the count of each room type.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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