



197 Greenwood Road, Nottingham - NG3 7FT

Guide Price **£220,000**





197 Greenwood Road

Nottingham, Nottingham

GUIDE PRICE £220,000 - £240,000 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

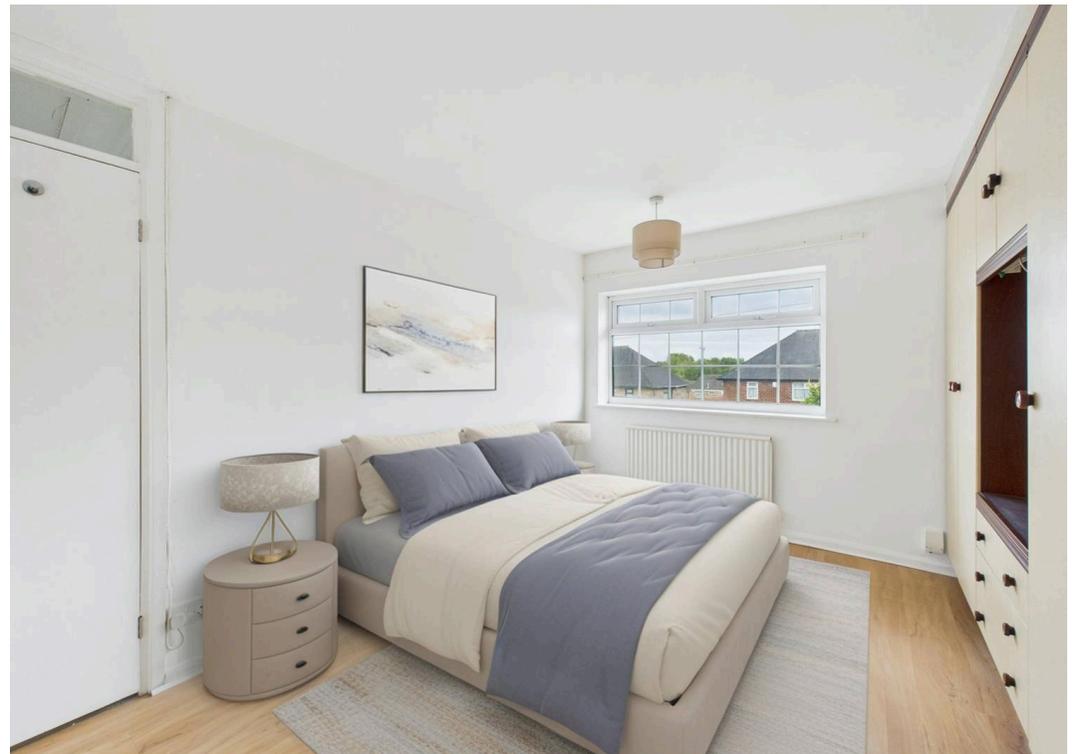
EPC Energy Efficiency Rating: D

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⁽¹⁾

74.4 m²
801 ft²

Reduced headroom

0.7 m²
7 ft²

(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



David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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.