



15 Hartcroft Road, Nottingham – NG5 5JF

Guide Price £220,000 - £230,000

DavidJames
the estate agent



15 Hartcroft Road

Nottingham, Nottingham

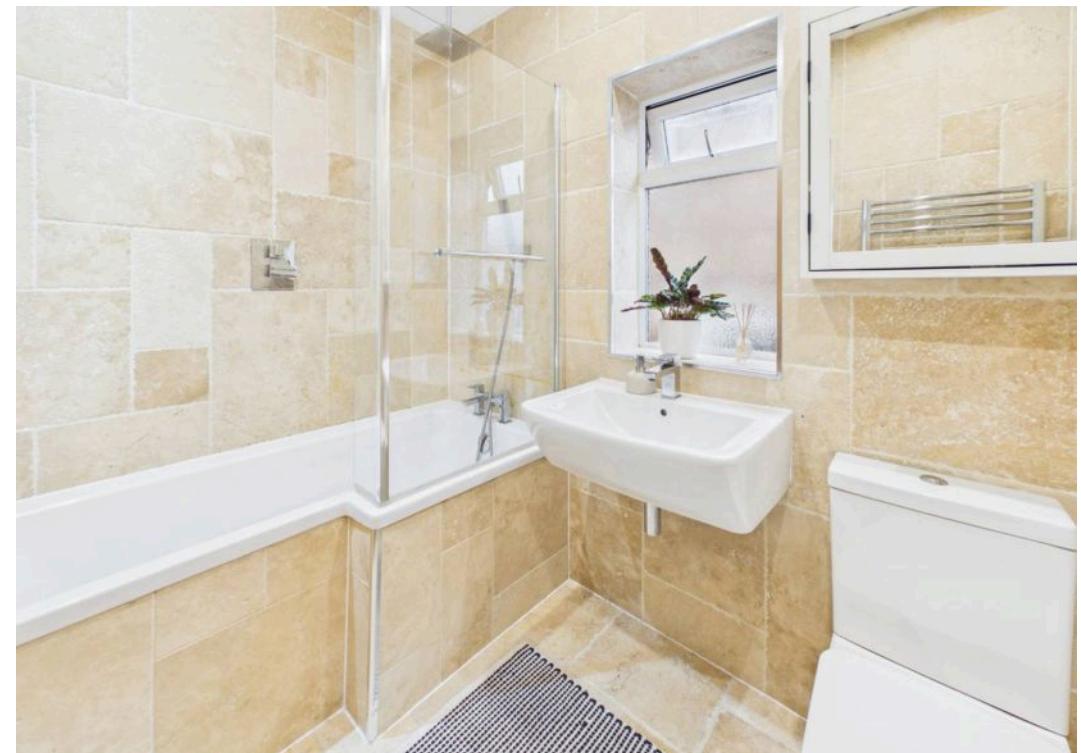
GUIDE PRICE £220,000–£230,000 Superb 3-bed semi-detached home with no chain! Convenient location and well-presented throughout with a modern kitchen, lounge/diner, southerly-facing garden and drive!

Council Tax band: A

Tenure: Freehold

- Beautifully presented semi-detached home available with no chain
- Ideal for growing families and first-time buyers
- Within easy reach of local schools, frequent buses and Nottingham City Hospital
- Welcoming entrance hall with a convenient downstairs WC
- Bright and spacious dual-aspect lounge/dining room with French doors
- Superb modern kitchen with a range of integrated appliances
- Three first floor bedrooms (main bedroom with generous in-built wardrobe storage)
- Fully-tiled family bathroom with a three-piece contemporary suite and rainfall shower
- South-westerly facing and generous lawned rear garden with patio seating and outbuilding storage
- Driveway to the front provides off-street parking (with EV charger)



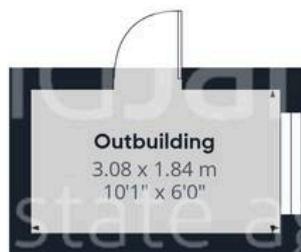




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

DavidJames
the estate agent

Approximate total area⁽¹⁾

72.1 m²

776 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.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@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.