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**TAYLOR BROWN
& SIMMS**

ESTATE AGENTS

Coach Road, Nottingham, Nottinghamshire , NG16 5PX **£210,000**



FEATURES:

- THREE BEDROOMS
- LINK DETACHED PROPERTY
- OFF STREET PARKING AND GARAGE
- GOOD SIZED KITCHEN DINER
- NO UPWARD CHAIN
- IDEAL FOR THE GROWING FAMILY
- CLOSE TO LOCAL AMENITIES
- GOOD SIZED REAR GARDEN
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COUNCIL TAX BAND: B EPC RATING: E

Entrance Hallway

Stairs rising to the first floor, door to lounge.

Lounge

4.50 m x 3.60 m (14'9" x 11'10")
UPVC window to front aspect, laminate flooring, electric heater, door to kitchen diner.

Kitchen Diner

4.53 m x 2.90 m (14'10" x 9'6")
UPVC window to rear aspect, french doors to rear garden, fitted kitchen with base and wall units, sink unit, integrated oven, hob and extractor above, plumbing for washing machine, door to garage, under stairs storage cupboard.

Garage

Up and over door to the front, light and power connected.

First floor landing

UPVC window to side, doors to bedrooms and bathroom.

Bedroom One

4.61 m x 2.74 m (15'1" x 9'0")
Two UPVC windows to front aspect, electric heater, wardrobes.

Bedroom Two

2.55 m x 2.20 m (8'4" x 7'3")
UPVC window to rear aspect, electric heater

Bedroom Three

2.54 m x 2.33 m (8'4" x 7'8")
UPVC window to rear aspect, electric heater.

Bathroom

UPVC window to side aspect, three piece suite comprising of panelled bath with shower above, WC and hand wash basin, part tiled walls.

Outside

To the front is ample off street parking.

To the rear is a paved area, lawned garden and being enclosed via panelled fencing.

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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