



Three-Bedroom End Terraced House located in Nottingham.

Asking Price:
£225,000

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SALES, LETTINGS & PROPERTY MANAGEMENT

20 Felstead Road Nottingham NG8 3HD



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712
sq ft

Merritt Estates are proud to bring to the market this well-appointed and meticulously maintained three-bedroom end town house, which provides a comfortable and practical home, complemented by driveway parking, a garage and enclosed private gardens.

The property benefits from gas central heating and double glazing throughout. The accommodation briefly comprises a welcoming entrance hallway, spacious lounge and fitted breakfast kitchen, with three bedrooms and a family bathroom with shower over the bath and a WC located on the first floor.

Externally, the property enjoys a driveway providing off-road car standing and a garden to the front. To the rear is a garage, useful summer house, patio area and further enclosed garden, providing an excellent outdoor space for relaxation and entertaining.

Early viewing is highly recommended to fully appreciate the accommodation and outside space on offer.

These sales particulars have been prepared by Merritt Estates and produced in good faith on the instruction of the vendor. All measurements should be regarded as approximate.

It is a mandatory requirement for a Sales Agent to be part of a redress scheme. Merritt Estates have membership with The Property Ombudsman (a government approved redress scheme).
Purchaser information - Under the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and the Proceeds of Crime Act 2002, Merritt Estates will require any successful purchasers to provide two forms of identification before the instruction of solicitors in the purchase of a property.

FLOORPLAN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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