



7 Catterley Hill Road, Nottingham – NG3 7AR

Guide Price £290,000 – £300,000

DavidJames
the estate agent



7 Catterley Hill Road

Nottingham

GUIDE PRICE £290,000–£300,000 Well-presented detached bungalow featuring 3 beds, a spacious loft, integral garage & attractive rear garden. Perfect for downsizers or those seeking single-level living!

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented detached bungalow
- Convenient location close to shops, amenities and nearby bus links
- Ideal home for downsizers or buyers seeking the benefits of single-storey living
- Welcoming entrance hallway with fitted cupboards and boarded loft access
- Delightful lounge with feature fireplace and large light-filled front window
- Spacious dining kitchen with shaker style units and rear garden access
- Three bedrooms (including main and second bedroom with fitted furniture)
- Stylish shower room with rainfall shower and useful vanity storage
- Attractive rear garden with paved patio, lawn and mature planting
- Integral garage and block paved driveway providing off-street parking





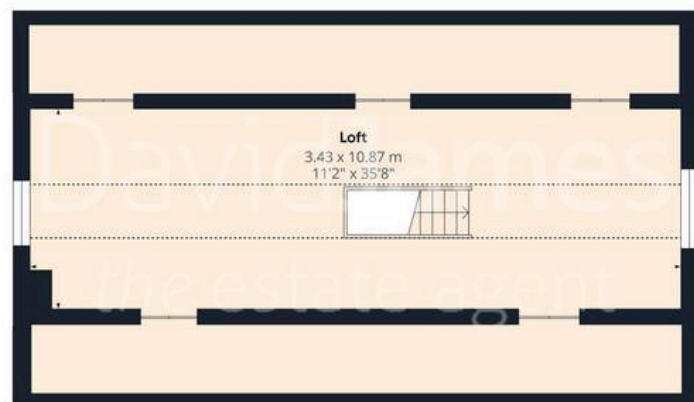




Floor -1



Floor 0



Floor 1



Approximate total area⁽¹⁾

133.8 m²

1441 ft²

Reduced headroom

26.8 m²

288 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.

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