



48 Kingfisher Road, Stoke Bardolph – NG14 5HP

Guide Price **£240,000**

DavidJames
the estate agent



48 Kingfisher Road

Stoke Bardolph, Nottingham

Modern semi-detached family home offered with no upward chain! Recently redecorated and offering a spacious lounge, dining kitchen, 3 beds and a southerly-facing garden plus a double-width driveway!

Council Tax band: C

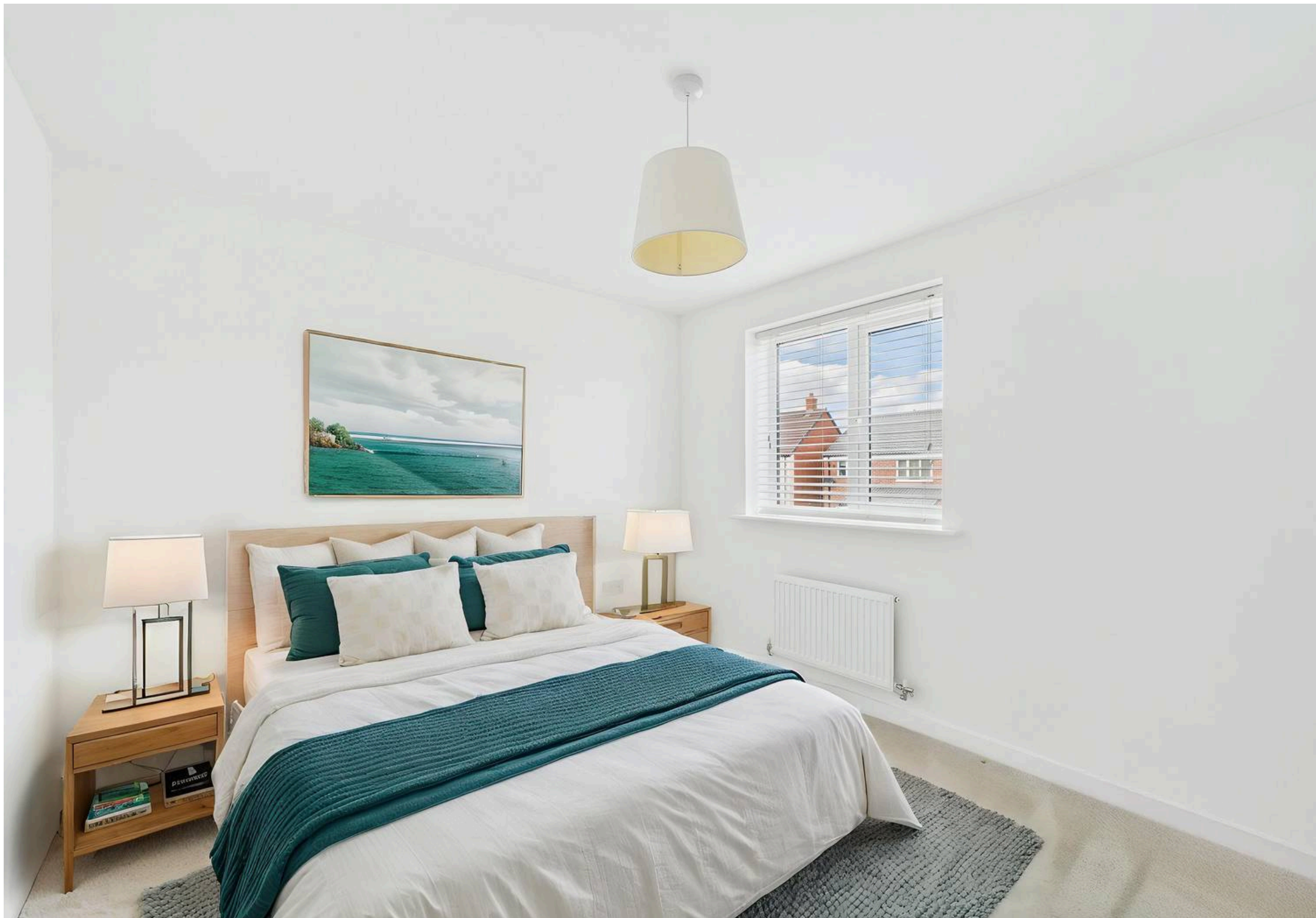
Tenure: Freehold

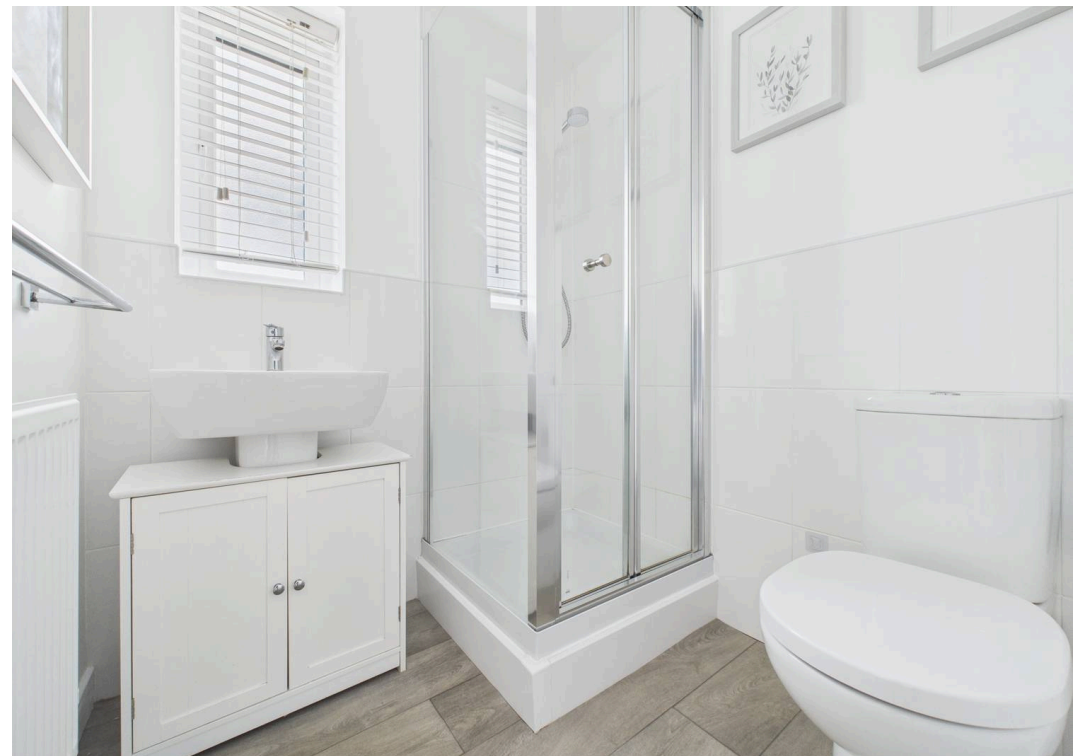
EPC Energy Efficiency Rating: B

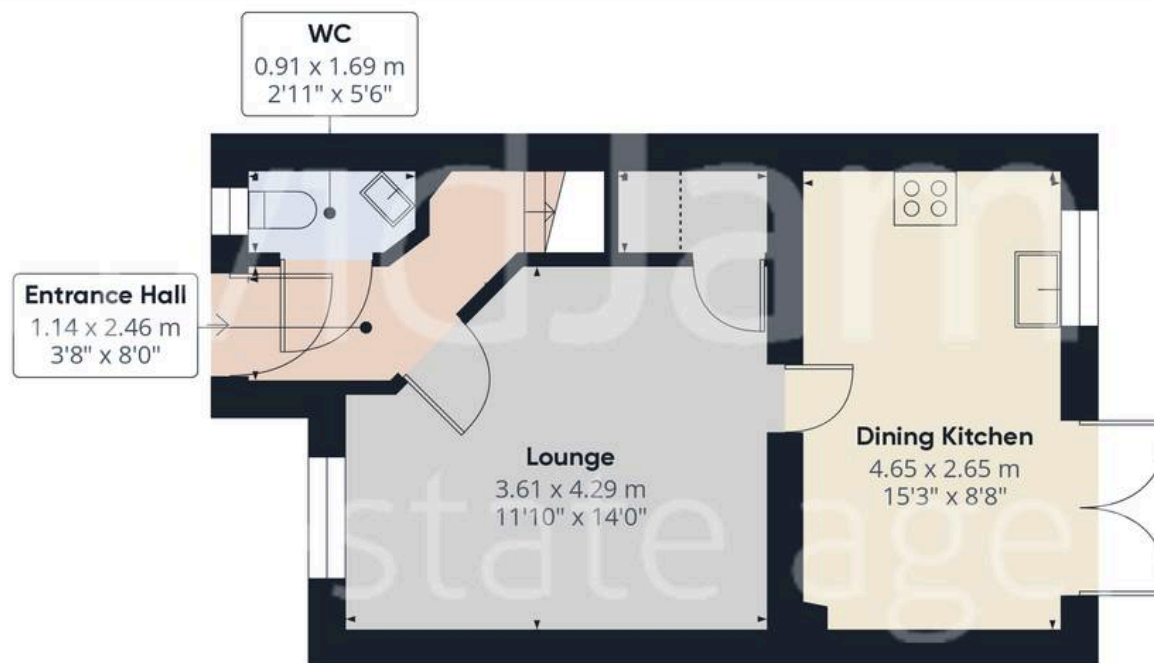
EPC Environmental Impact Rating: B

- Modern semi-detached family home
- Offered to the market with no upward chain
- A short walk from shops, supermarkets and Rivendell Flying High Academy School
- Beautifully-presented throughout and recently redecorated
- Bright and spacious lounge with feature decorative panelling
- Superb modern dining kitchen with a full range of integrated appliances
- Three bedrooms (main bedroom with an en-suite shower room)
- Modern family bathroom with a three-piece white suite
- Southerly-facing lawned rear garden with an initial patio seating area
- Double driveway to the front provides off-street parking









Floor 0

Approximate total area⁽¹⁾

63.05 m²

678.67 ft²

Reduced headroom

0.52 m²

5.61 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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