



27 Alma Road, Nottingham – NG3 2NU

Guide Price £220,000

DavidJames
the estate agent



27 Alma Road

Nottingham, Nottingham

Beautifully-presented semi-detached home full of character & modern comforts! Spacious lounge, stylish kitchen, 2 double beds and a vibrant landscaped garden with a versatile cabin outbuilding.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented and charming semi-detached home
- Conveniently positioned for easy access to Nottingham City Centre, local amenities and frequent bus services
- Bright and spacious lounge with feature exposed brickwork, fireplace and a focal-point bay window
- Characterful kitchen with timber worktops, Belfast sink and integrated cooking appliances
- Walk-in pantry offering practical additional storage
- Two generously-sized double bedrooms (both with wardrobes)
- Period-style bathroom with a three-piece suite including a roll-top bath
- South-west facing and landscaped rear garden with mature planting and decking
- Contemporary and insulated cabin outbuilding (perfect for a home office or gym)
- Recent and extensive roof improvements for long-term reassurance and a replaced boiler with remaining warranty







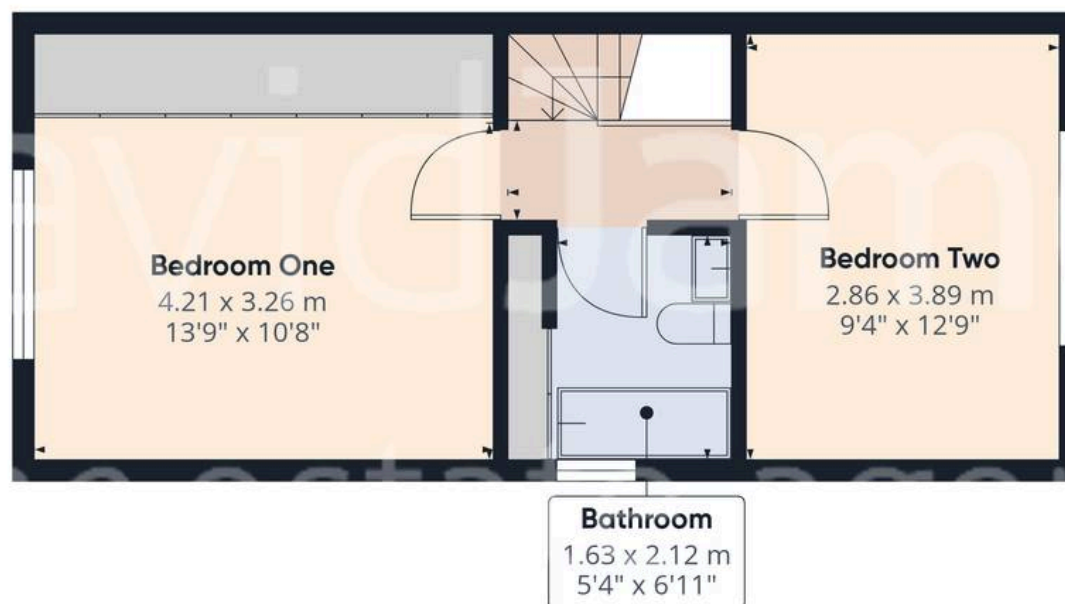


Floor 0 Building 1

Approximate total area⁽¹⁾

70.6 m²

762 ft²



Floor 1 Building 1

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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