



52 Holly Gardens, Nottingham – NG3 2PB

Guide Price £210,000

DavidJames
the estate agent



52 Holly Gardens

Nottingham, Nottingham

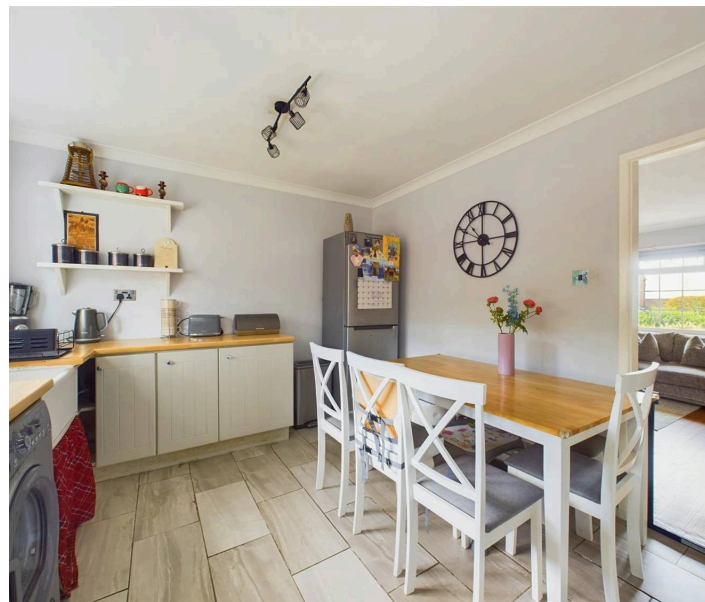
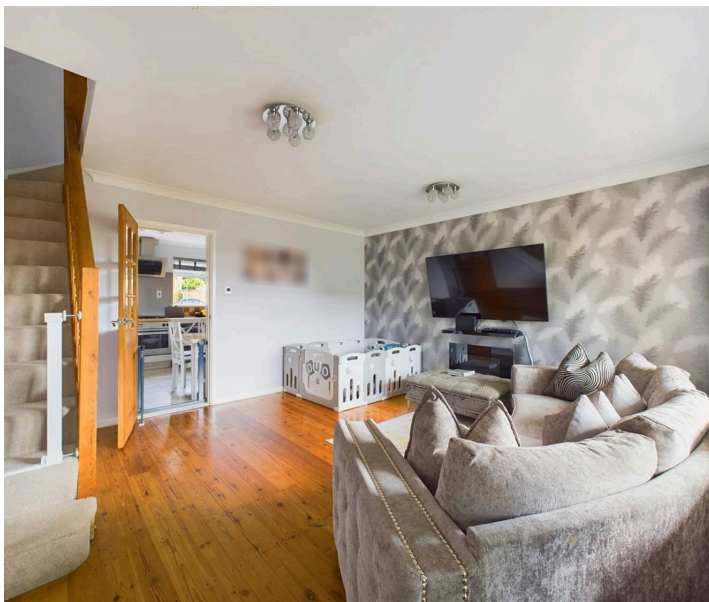
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Detached family home
- Frequent bus services a short walk away
- Conveniently situated for access to Nottingham City Centre
- Bright and spacious lounge
- Dining kitchen with integrated cooking appliances
- Bathroom with a modern suite and an electric shower
- Gas central heating with a Baxi boiler
- Low-maintenance rear garden with artificial lawn and a timber shed
- Driveway to the front provides off-street parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

66.92 m²

720.32 ft²

Reduced headroom

0.75 m²

8.07 ft²

(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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