



8 Hereford Road, Nottingham – NG3 7FJ

Guide Price **£240,000 – £260,000**

DavidJames
the estate agent



8 Hereford Road

Nottingham, Nottingham

GUIDE PRICE £240,000–£260,000 Impressive 3-bed semi-detached within easy reach of the City, schools & amenities! Lounge with air-con, modern kitchen & stylish shower room plus a versatile outbuilding!

Council Tax band: A

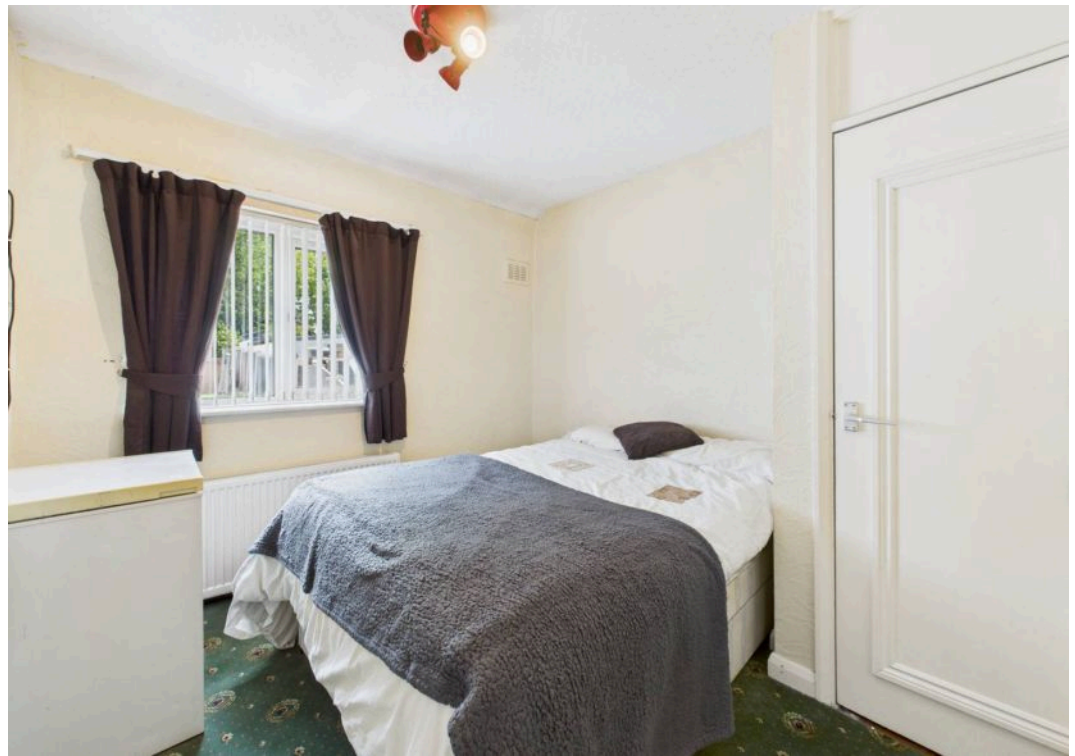
Tenure: Freehold

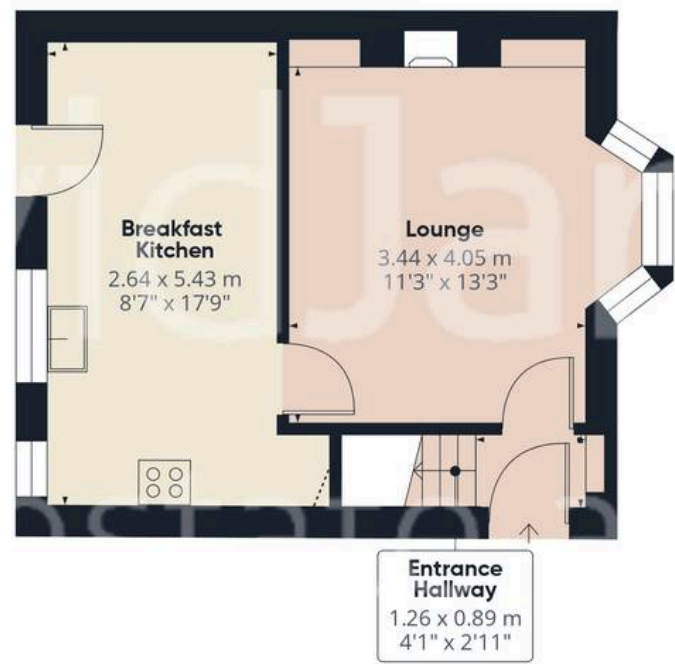
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Well-presented semi-detached family home
- Excellent public transport links nearby for quick access to Nottingham City Centre
- Within walking distance of Nottingham Academy and local shops
- Spacious lounge with bay window, log burner and air conditioning
- Modern breakfast kitchen with integrated appliances and garden access
- Three bedrooms (including two double bedrooms)
- Stylish shower room with a three-piece contemporary white suite
- Generous low-maintenance rear garden with patio and artificial lawn
- Versatile outbuilding with electricity, heating and a WC
- Asphalt hardstanding with parking potential (subject to dropped kerb)







Floor 0 Building 1

Approximate total area⁽¹⁾
61.4 m²
661 ft²

Reduced headroom
0.1 m²
1 ft²

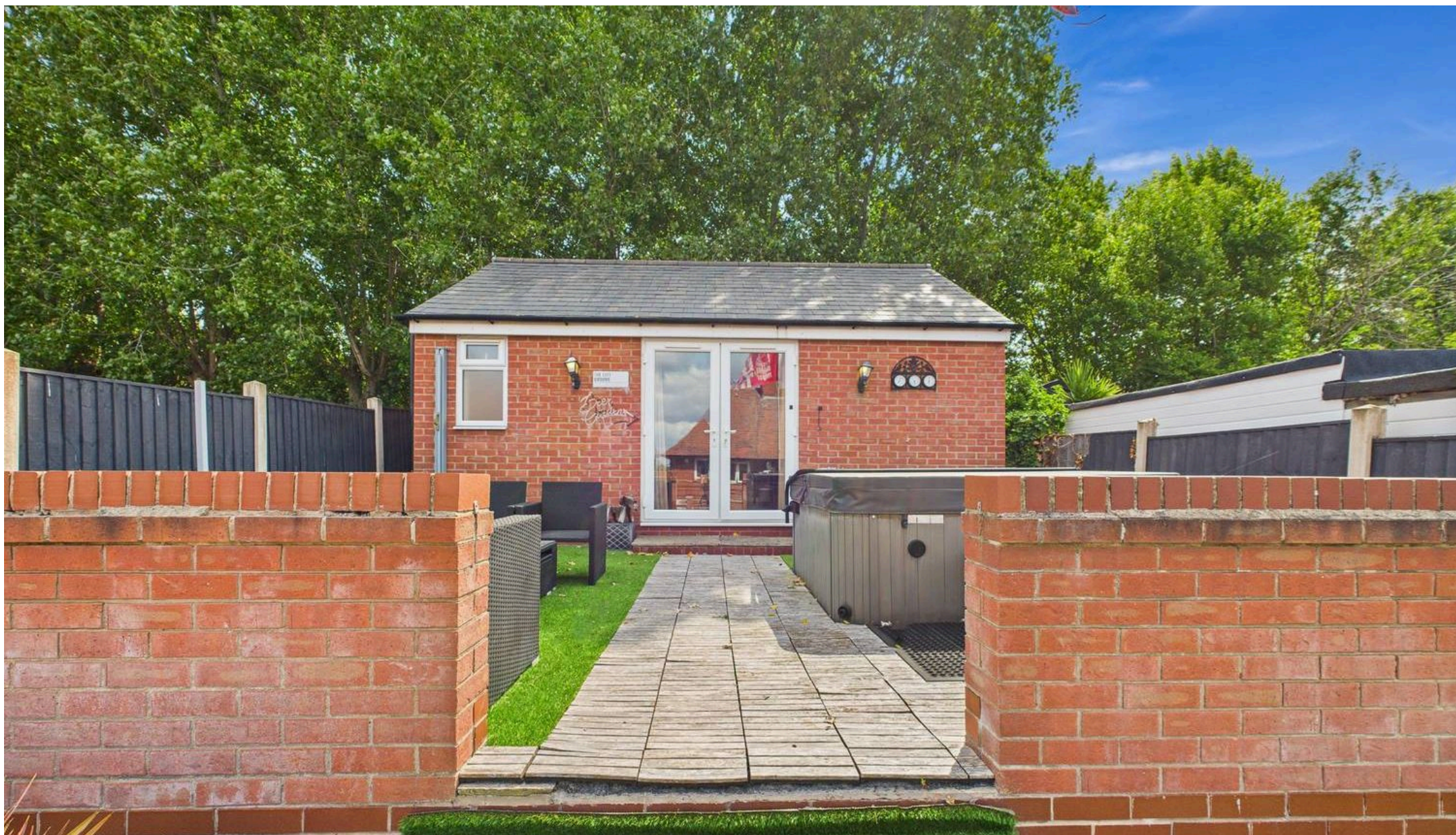


Floor 1 Building 1

(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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