



127 Minver Crescent, Nottingham – NG8 5PD

Offers in Region of **£190,000**

DavidJames
the estate agent



127 Minver Crescent

Nottingham, Nottingham

Well-presented semi-detached home with no chain and close to shops, schools and bus links. Spacious dining/kitchen, three double bedrooms, a low maintenance rear garden and ample off-street parking!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Well-presented semi-detached house on a good-sized corner plot
- Within walking distance of nearby shops, bus services and schools
- Welcoming entrance hallway with under-stairs storage cupboard
- Bright and spacious lounge with feature fire surround
- Good-sized dining/kitchen with space for a dining table and chairs
- Downstairs white two-piece bathroom suite with separate WC
- Three well-proportioned and carpeted double bedrooms
- Gas central heating with Worcester boiler
- Low maintenance rear garden with feature hard landscaping and decking
- Generous driveway and gated side entrance with ample off-street parking







Floor 0



Floor 1

Approximate total area⁽¹⁾

66.8 m²

719 ft²

Reduced headroom

1.2 m²

13 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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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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