



## 3 Totnes Road, Nottingham - NG3 7FH

Guide Price £210,000

DavidJames  
the estate agent





## 3 Totnes Road

Nottingham, Nottingham

Extended 4-bed semi detached home conveniently situated for access to Carlton's amenities, schools and Nottingham City Centre! Generous living space, large garden and multi-vehicle off-street parking!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended semi-detached home in a popular residential area
- Ideally positioned for Carlton's nearby amenities, frequent buses and Nottingham Academy
- Lots of potential with scope to personalise and add future value
- A short commute to Nottingham City Centre
- Spacious lounge with a large window for natural light
- Breakfast kitchen with a useful pantry
- Four well-proportioned bedrooms (including three double bedrooms)
- Large rear garden with lawn, hedging, and mature trees for privacy
- Private driveway and car port provide off-street parking
- Detached garage with side garden access, ideal for storage or parking

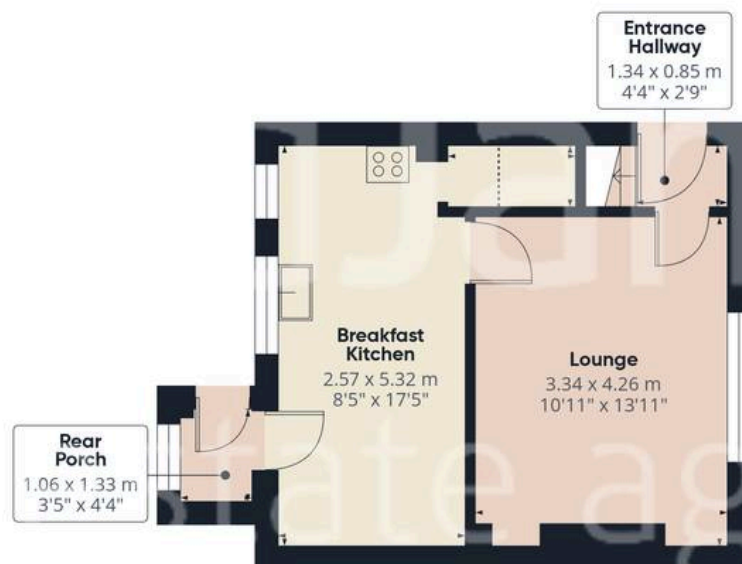












Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

73.4 m<sup>2</sup>

789 ft<sup>2</sup>

**Reduced headroom**

0.8 m<sup>2</sup>

9 ft<sup>2</sup>

(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

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