



## 12 Astrid Gardens, Nottingham – NG5 5LW

Guide Price £160,000

DavidJames  
the estate agent





## 12 Astrid Gardens

Nottingham, Nottingham

Superb mid-terraced home with modern interiors – close to local amenities and frequent buses. Spacious lounge, dining kitchen, 3 beds and a 3-piece bathroom. Ideal for first-time buyers or investors!

Council Tax band: A

Tenure: Freehold

- Superb mid-terrace house
- Ideal for first time buyers, growing families and investors
- Within walking distance of local shops and supermarkets, frequent buses and open green public spaces
- Stylish lounge featuring a modern media wall and electric fire
- Contemporary dining-kitchen with integrated appliances and garden access
- Entrance hall with a convenient ground floor cloakroom/WC
- Three first floor bedrooms
- Modern family bathroom with a three-piece suite and a twin-head overbath shower
- Additional benefits include a partially boarded loft space and gas central heating
- Enclosed rear garden with potential for further landscaping



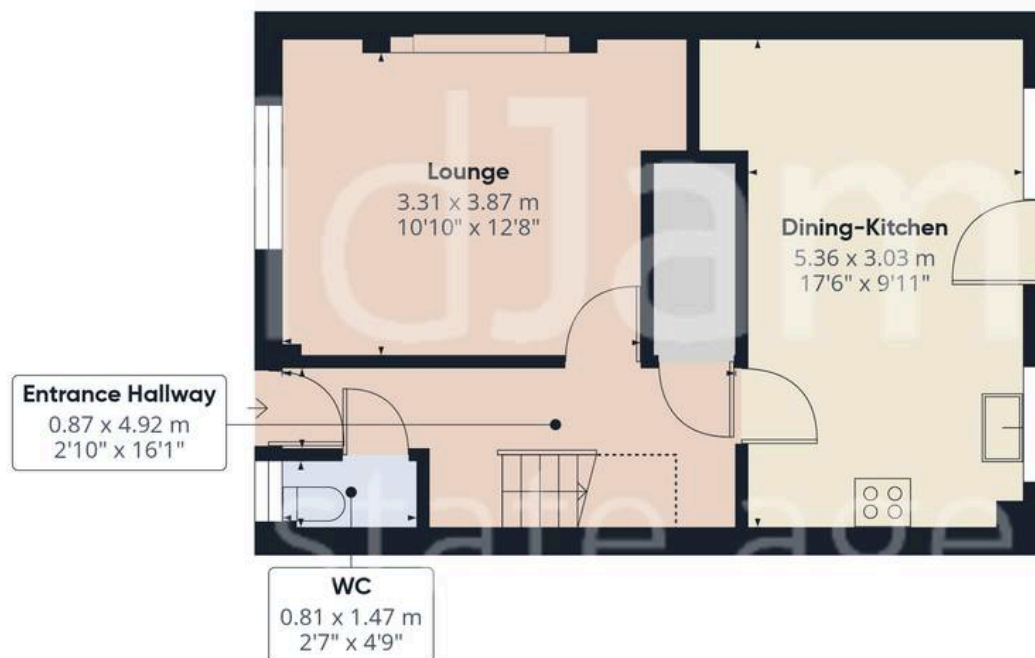




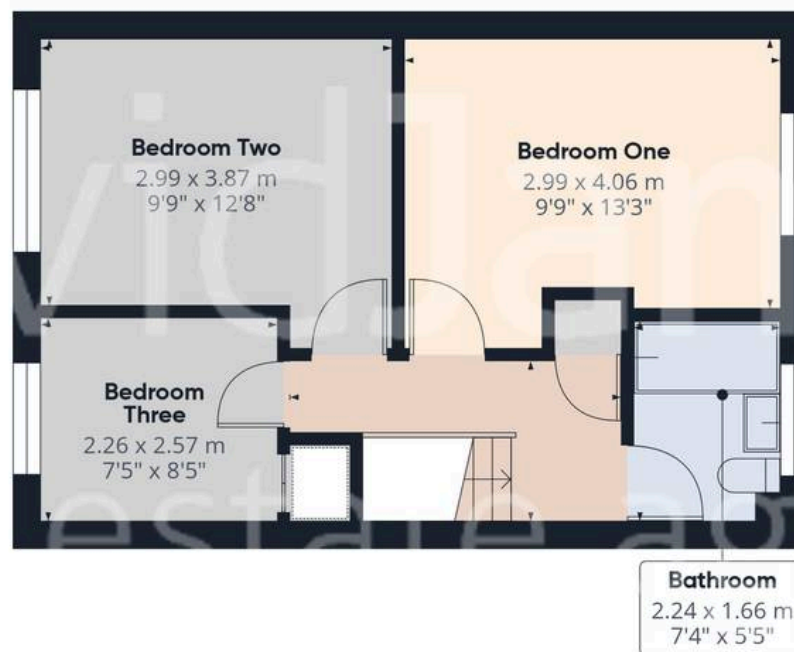








Floor 0



Floor 1

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

79.7 m<sup>2</sup>

857 ft<sup>2</sup>

Reduced headroom

1.2 m<sup>2</sup>

13 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.

GIRAFFE360





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