



## 50 Hanslope Crescent, Nottingham - NG8 4BD

Guide Price £230,000

DavidJames  
the estate agent



## 50 Hanslope Crescent

Nottingham, Nottingham

3 bed semi-detached family home with no chain in a popular residential area! Close to shops, schools & transport links with a breakfast kitchen, lounge/dining room & south-west facing rear garden.

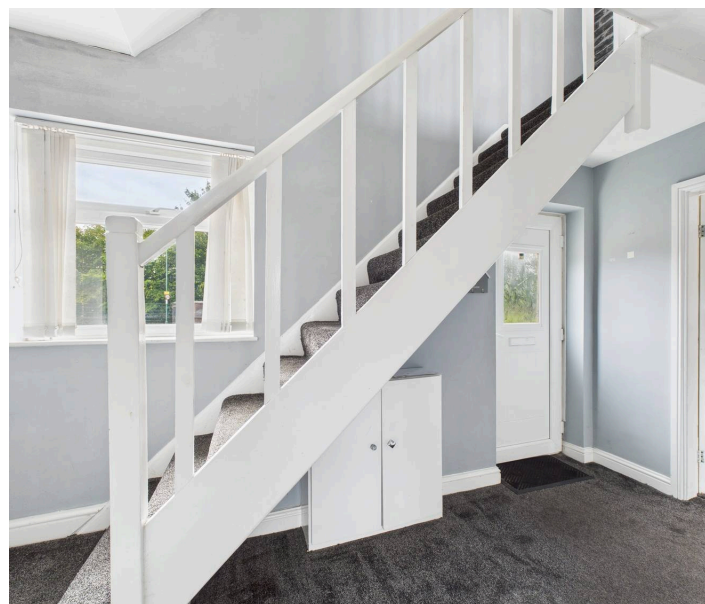
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

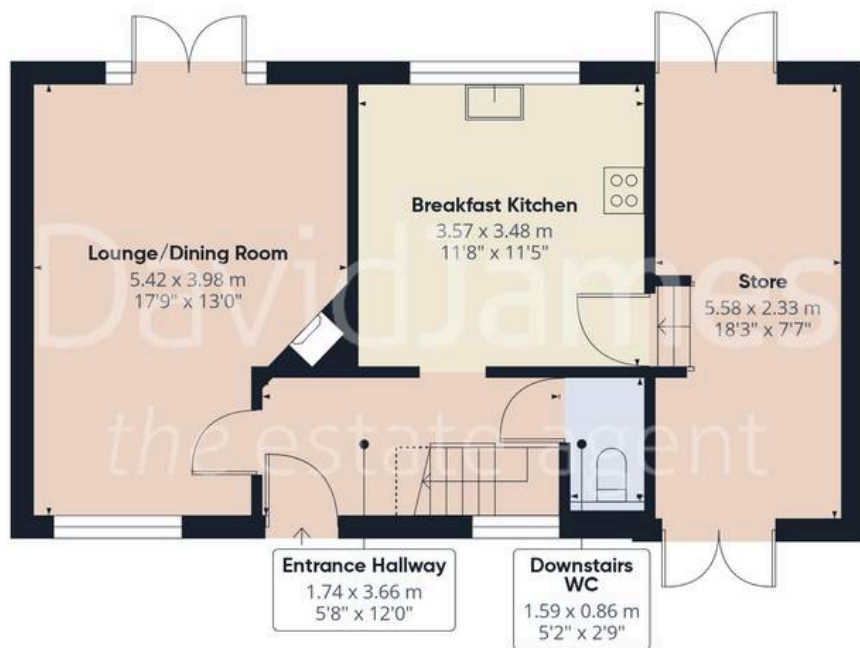
EPC Environmental Impact Rating: D

- Semi-detached house with no chain
- Great location close to local amenities, schools, buses and the M1
- Cosy lounge/dining room with feature fireplace and French doors overlooking the rear garden
- Well-equipped breakfast kitchen with wood-effect units and integrated cooking appliances
- Welcoming entrance hallway with useful downstairs WC
- Three bright and airy double bedrooms
- White bathroom three-piece suite with electric shower over the bath and vanity basin with storage
- Good-sized south-east facing rear garden with patio area, lawn and driveway providing off street parking
- Useful outdoor stores









**Floor 0** Building 1



**Floor 1** Building 1



**Floor 0** Building 2



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

77.1 m<sup>2</sup>  
830 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
10 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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