



**30 Padstow Road, Nottingham, NG5 5GH**

Guide Price **£190,000**





## 30 Padstow Road

Nottingham, Nottingham

Council Tax band: A

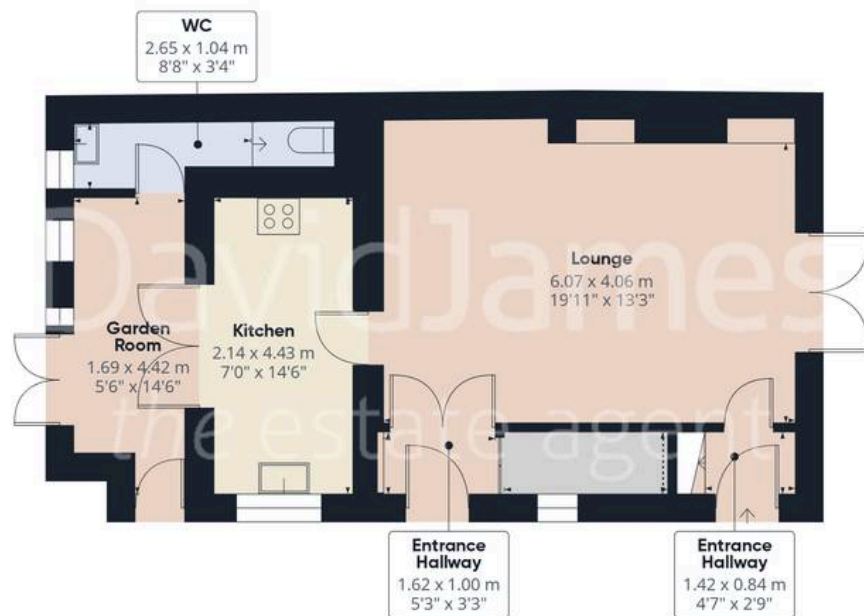
Tenure: Freehold

- Well presented EXTENDED semi-detached home in a popular residential area
- Two double bedrooms, one with full-length sliding wardrobes for excellent built-in storage
- Welcoming lounge with real wood flooring and striking woodstove for a warm, stylish first impression
- French doors from lounge onto a smartly decked terrace, perfect for outdoor dining or relaxing
- Stylish kitchen with a range of integrated appliances and French doors to garden room
- Bright garden room to rear offering garden views, with adjacent Wc for added convenience
- Stylish shower room features walk-in enclosure, full-height tiling and sleek contemporary fittings
- Tiered, low maintenance rear garden with patio and elevated lawn- offering open views, and outbuilding for additional storage
- Conveniently located for City Hospital and public transport links
- Ideal for first time buyers and growing families









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

98.6 m<sup>2</sup>

1062 ft<sup>2</sup>

Reduced headroom

1.8 m<sup>2</sup>

20 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

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://www.david-james.com)

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