



4 Hereford Road, Nottingham – NG3 7FJ

Guide Price **£180,000**

DavidJames
the estate agent



4 Hereford Road

Nottingham, Nottingham

GUIDE PRICE £180,000 - £190,000 Two bedroom semi-detached house within easy reach of Nottingham City Centre and nearby amenities. Offering a good-sized lounge, dining kitchen, and bathroom alongside a lawned rear garden. Viewing highly recommended! Council Tax band: A

Tenure: Freehold

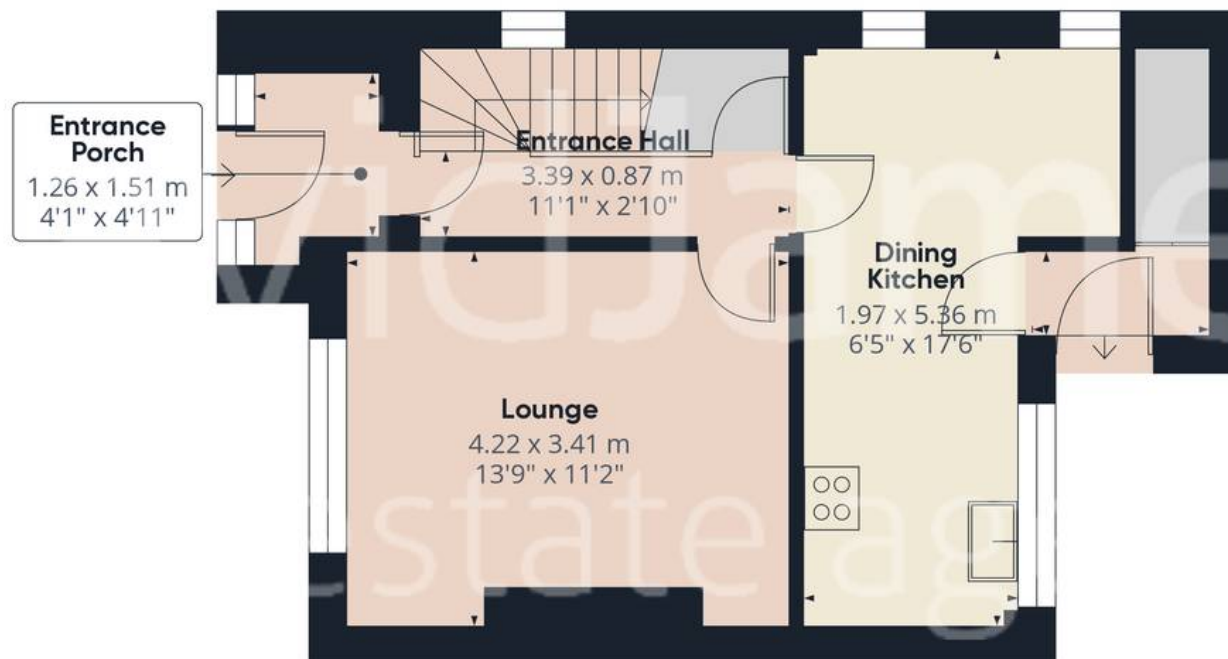
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Semi-detached home
- An ideal first-time purchase or family home
- Close to a wide range of local amenities, schools and public transport links to the City Centre
- Open plan dining kitchen space with integrated cooking appliances
- Neutrally-decorated lounge with feature fireplace and large picture window with impressive views
- Two first floor double bedrooms
- Well-appointed first floor bathroom with a three-piece suite and electric shower
- UPVC double glazing and gas central heating
- Generous, enclosed and lawned rear garden
- Elevated position enjoying views over Nottingham City Centre







Floor 0



Floor 1

Approximate total area⁽¹⁾

63.45 m²

682.96 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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David James Estate Agents

376 Carlton Hill, Carlton - NG4 1JA

0115 987 8957 • carlton@david-james.com • www.david-james.com

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