



**223 Leybourne Drive, Nottingham, NG5 5GL**

Guide Price **£150,000 – £160,000**

**DavidJames**  
the estate agent



## 223 Leybourne Drive

Nottingham, Nottingham

Three-bedroom mid-terrace with generous garden. Great potential for modernisation, close to schools, amenities and transport links. Ideal first-time buy or family home

Council Tax band: A

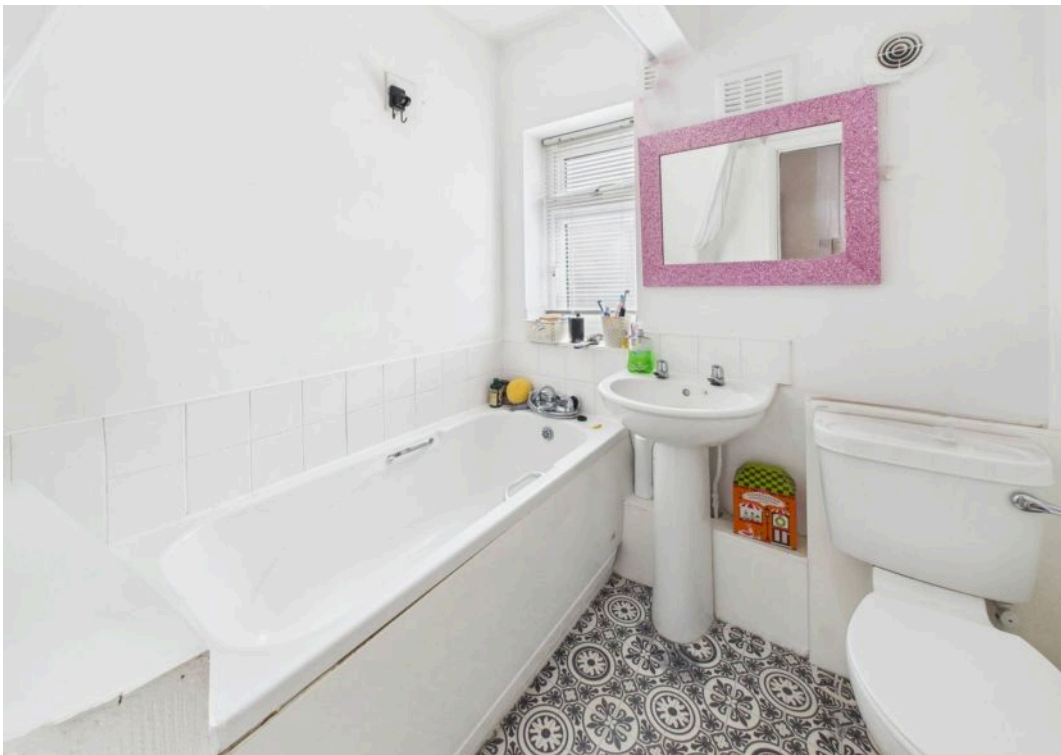
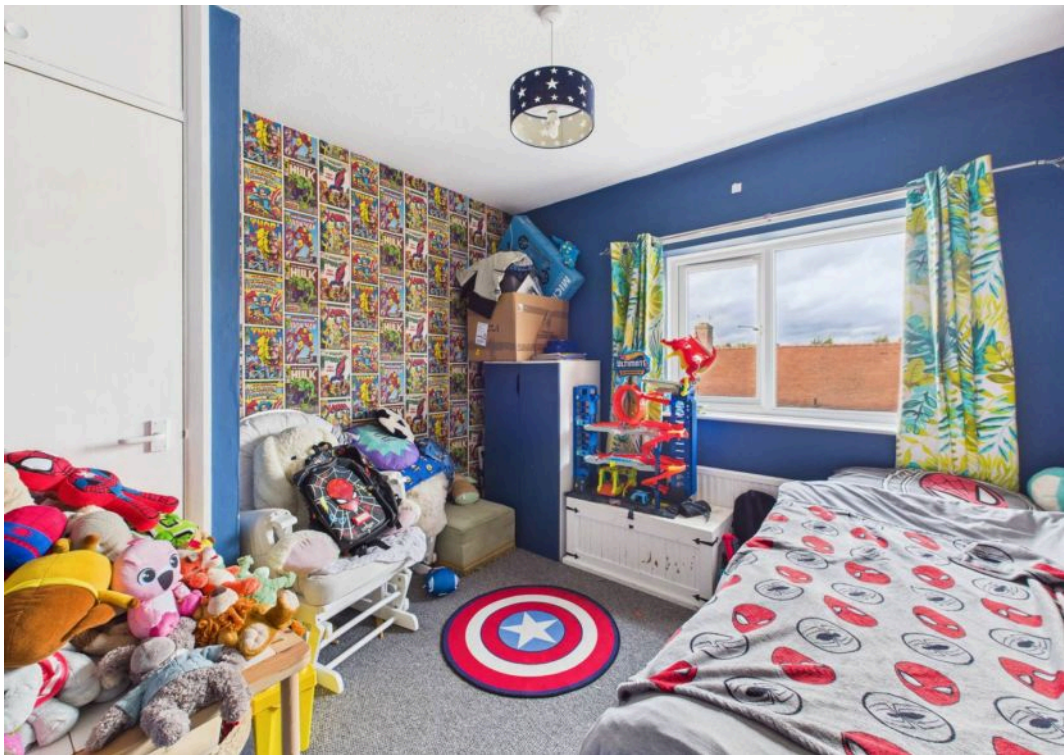
Tenure: Freehold

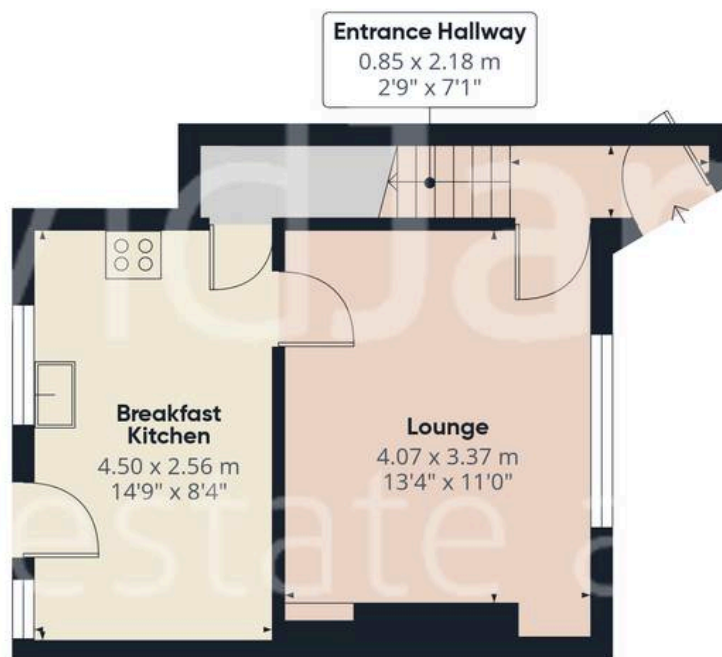
EPC Energy Efficiency Rating: C

- Mid-terraced home offering excellent potential for modernisation and personalisation throughout
- Ideal property for first-time buyers keen to get on the housing ladder, and growing families
- Bright lounge with wood finish flooring and a large front elevation window
- Fitted breakfast kitchen with space for a small table and chairs and views of the rear garden
- Three bedrooms including two spacious doubles and one versatile guest bedroom/home office space
- Well appointed bathroom with white three piece suite
- Generous rear garden with scope for landscaping
- Excellent public transport links nearby, offering direct access to Nottingham city centre
- Conveniently located close to a variety of local shops and essential amenities









Floor 0



Floor 1

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

59.1 m<sup>2</sup>

635 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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