



23 Glade Hill Road, Nottingham – NG5 5SA

Guide Price **£220,000**

DavidJames
the estate agent



23 Glade Hill Road

Nottingham, Nottingham

Immaculately presented end-townhouse in walking distance of shops, schools & bus services with beautifully decorated interiors featuring 3 beds, stunning dining kitchen, south-facing garden & garage.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Beautifully presented three-bedroom end-townhouse
- Within walking distance of shops, frequent bus links and close to Arnold's extensive amenities
- Stylish entrance hallway with three quarter panelled walls and wood-effect flooring
- Bright and modern lounge with feature electric fireplace
- Modern dining/kitchen with white gloss units and dining area with space for table and chairs
- Lovely conservatory overlooking the rear garden
- Three beautifully presented double bedrooms (main bed with built-in wardrobe storage)
- Stunning modern white bathroom suite with vanity unit with bathroom storage
- South-facing rear garden with decked outdoor seating/dining area
- Garage with block-paved driveway providing off-street parking for two vehicles







Floor 0



Floor 1

Approximate total area⁽¹⁾

79.8 m²

861 ft²

Reduced headroom

0.9 m²

10 ft²

(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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