



**38 Broadwood Road, Nottingham – NG5 5QF**

Guide Price **£190,000**

**DavidJames**  
the estate agent





## 38 Broadwood Road

Nottingham, Nottingham

Semi-detached family home located just a short walk from Bestwood Country Park! Ideal for first-time buyers and boasting versatile reception space, a low-maintenance garden and off-street parking.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached family home offered with no upward chain
- Ideal for first-time buyers looking to step on the property ladder
- Bright and spacious lounge/dining room
- Versatile conservatory with French doors
- Good-sized kitchen with an integrated oven & hob
- Three first floor bedrooms
- Family bathroom with a three-piece white suite
- Boarded loft space with fitted ladder & lighting
- Low-maintenance rear garden with an elevated patio area and artificial lawn
- Gated driveway accessed at the rear via Queens Bower Road









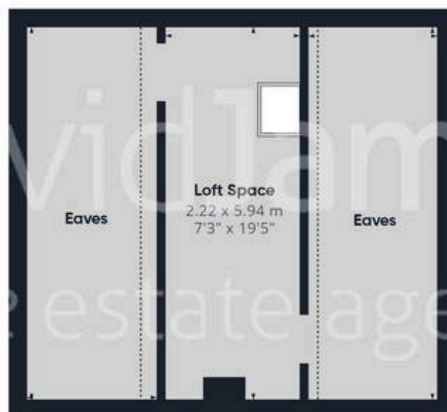




Floor 0



Floor 1



Floor 2

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

121.8 m<sup>2</sup>

1311 ft<sup>2</sup>

**Reduced headroom**

21.1 m<sup>2</sup>

227 ft<sup>2</sup>

(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.

GIRAFFE360





## 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)

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.