



16 Hoylake Crescent, Nottingham – NG8 4PX

Guide Price **£140,000**

DavidJames
the estate agent



16 Hoylake Crescent

Nottingham, Nottingham

LOTS OF POTENTIAL & CHAIN FREE! Semi-detached home in walking distance of shops, amenities and bus links. Ready to modernise and personalise with 2 reception rooms, 3 beds, large garden and driveway!

Council Tax band: A

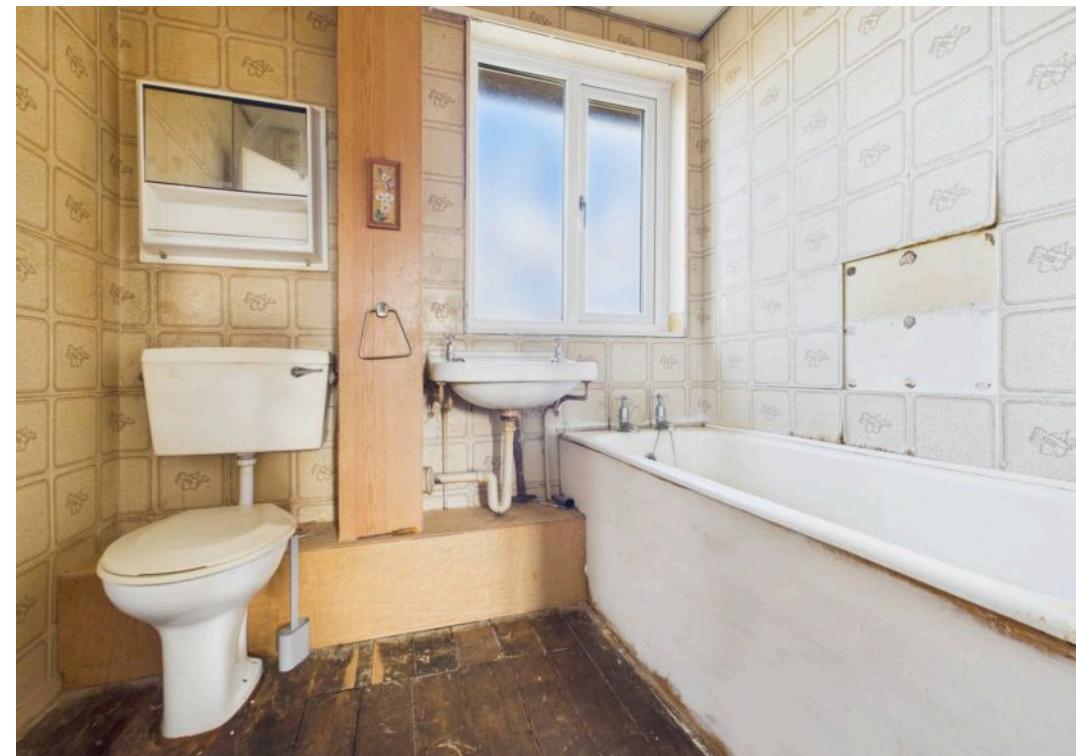
Tenure: Freehold

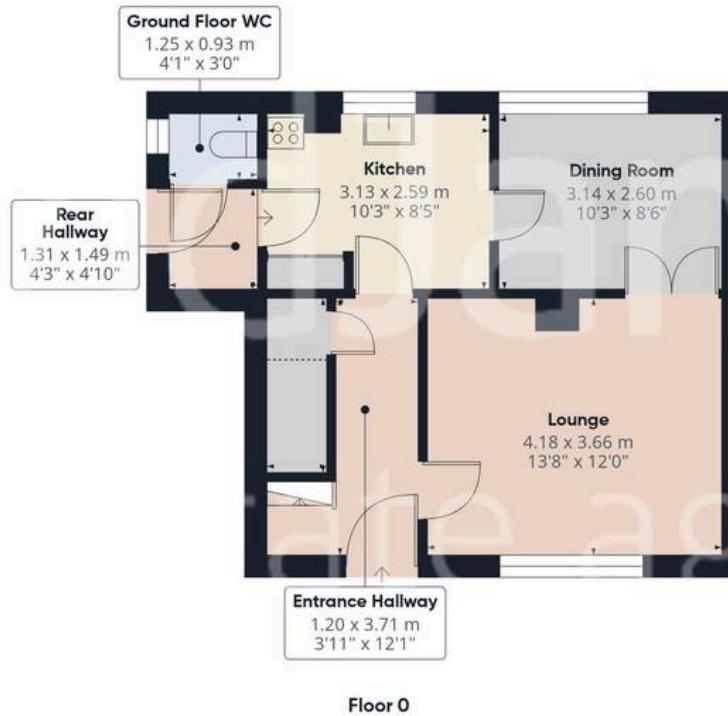
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi-detached home with no onward chain
- Within easy walking distance of shops, everyday amenities and regular bus routes
- Exciting opportunity for buyers keen to modernise and personalise
- Two versatile reception rooms (lounge and separate dining room)
- Fitted kitchen with built-in storage cupboards and space for freestanding appliances
- Rear hallway with separate ground floor WC for added convenience
- Three bedrooms (including two double bedrooms)
- Traditional three-piece bathroom suite
- Large rear garden offering plenty of scope for landscaping
- Detached garage and driveway







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Approximate total area⁽¹⁾

79.9 m²
859 ft²

Reduced headroom

1.3 m²
14 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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