



**14 Manly Close, Nottingham - NG5 9LE**

Guide Price **£290,000**

**DavidJames**  
the estate agent





## 14 Manly Close

Nottingham, Nottingham

Spacious semi-detached family home near schools, shops and bus routes. Large lounge, spacious dining/kitchen & conservatory with three double beds, south facing garden plus gated driveway & garage!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

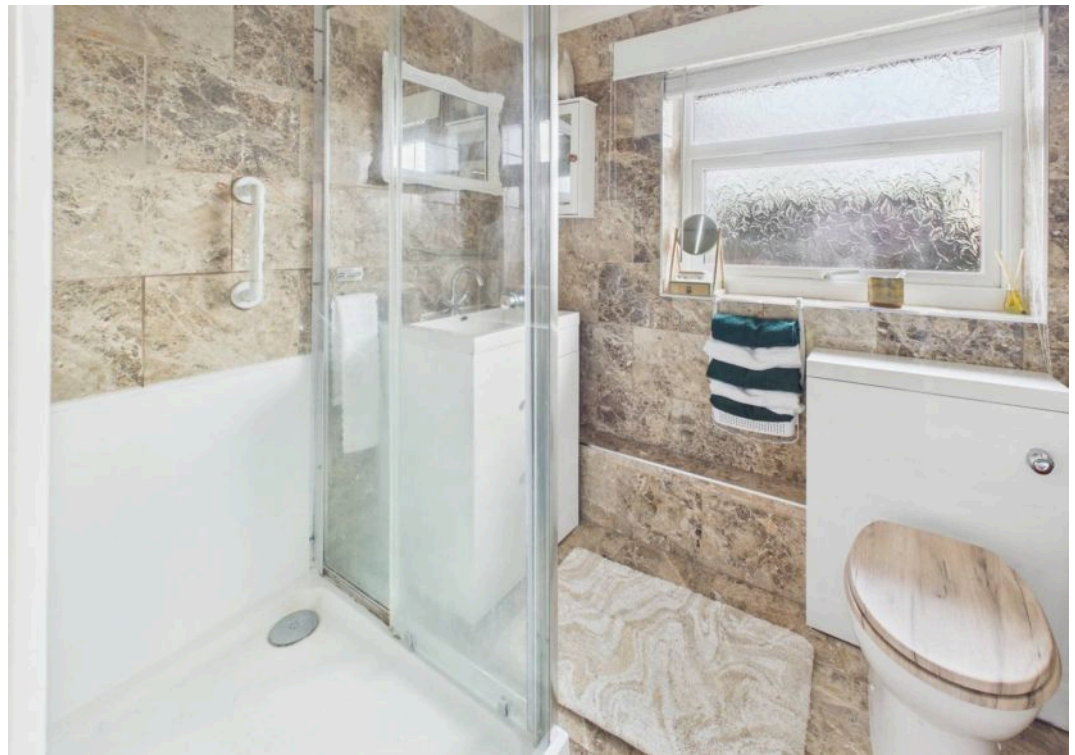
EPC Environmental Impact Rating: E

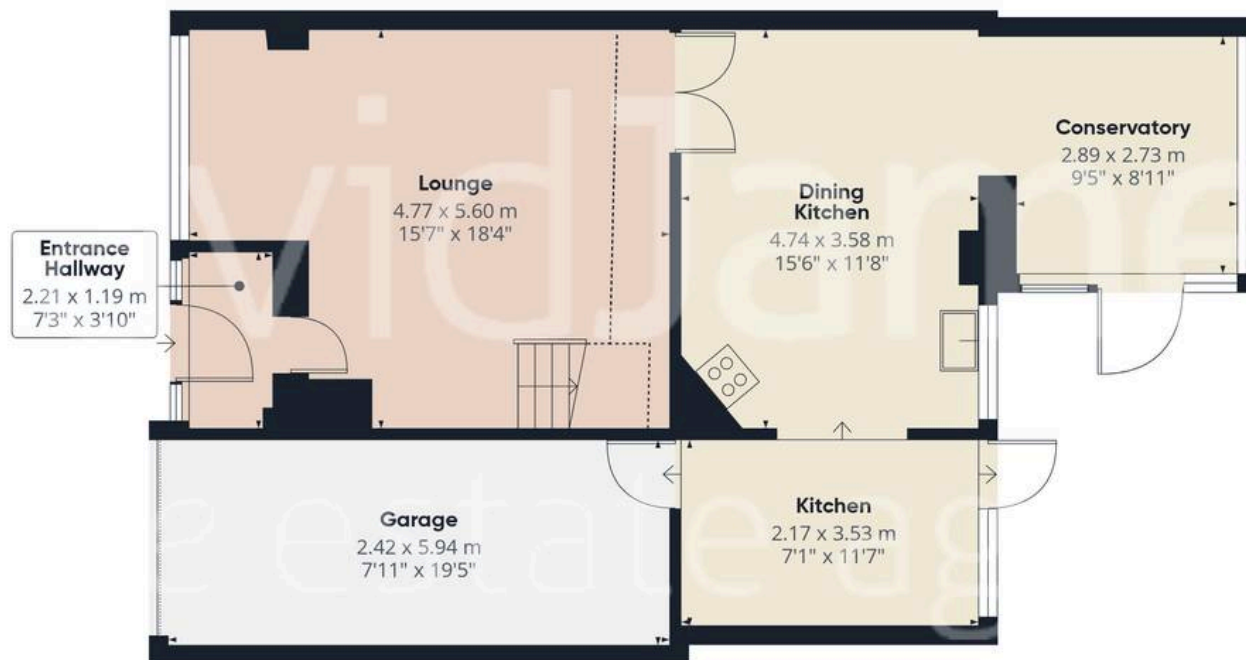
- Spacious and well-presented semi-detached family home
- Within easy reach of schools, local amenities and bus services
- Generously proportioned lounge featuring stylish electric fireplace
- Impressive dining kitchen with space for a dining table and chairs
- Well-equipped kitchen with breakfast bar and integrated cooking appliances
- Additional kitchen area with separate conservatory
- Three well-proportioned double bedrooms (including main bedroom with fitted wardrobes)
- Modern and stylish shower room with rainfall shower and vanity unit
- Enclosed south facing rear garden with patio and artificial lawn
- Gated driveway with garage providing off street parking and EV charger



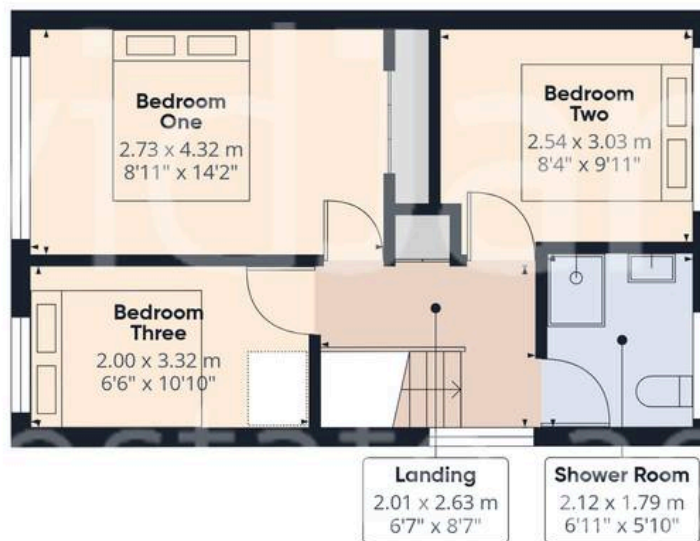








Floor 0



Floor 1



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

108.2 m<sup>2</sup>

1166 ft<sup>2</sup>

**Reduced headroom**

1.3 m<sup>2</sup>

13 ft<sup>2</sup>

(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.

GIRAFFE360





## David James Estate Agents

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