



**168 Edwards Lane, Nottingham - NG5 3HZ**

Guide Price **£300,000**





## 168 Edwards Lane

Nottingham, Nottingham

GUIDE PRICE £300,000-£325,000 Stylishly-presented 4 bed semi-detached home with excellent local amenities and City Hospital nearby - available with no upward chain and offering open plan living space, parking and a private garden!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

- Well-presented and renovated semi-detached family home set across three floors
- Within easy reach of excellent local amenities, schools and transport links
- Nottingham City Hospital on the doorstep providing a simple commute for healthcare professionals
- Available to purchase with no upward chain
- Welcoming entrance hall and a convenient cloakroom/WC
- Large open plan kitchen, dining and living area ideal for modern family living
- Four double bedrooms across the two upper floors
- Sleek first floor modern bathroom and a separate contemporary second floor shower room
- Generous and enclosed rear garden with lawn and privacy fencing
- Block-paved driveway providing practical off-street parking for residents and visitors

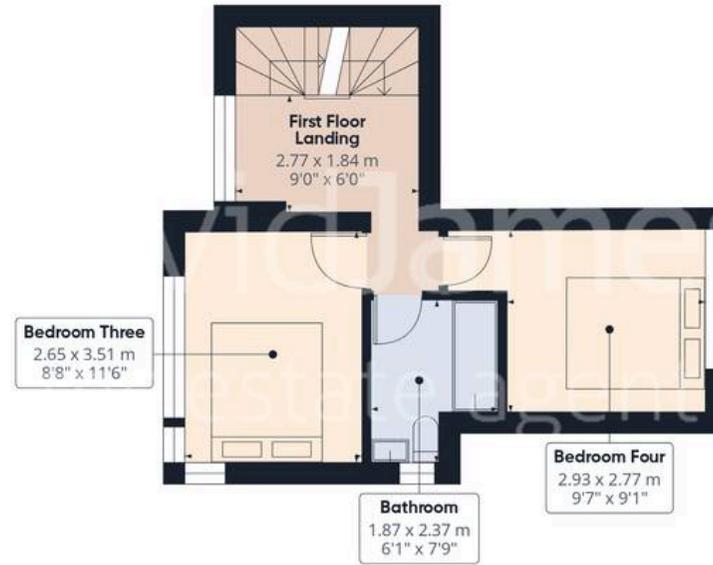








Floor 0



Floor 1

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

92.7 m<sup>2</sup>

998 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.

GIRAFFE360



Floor 2





## David James Estate Agents

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