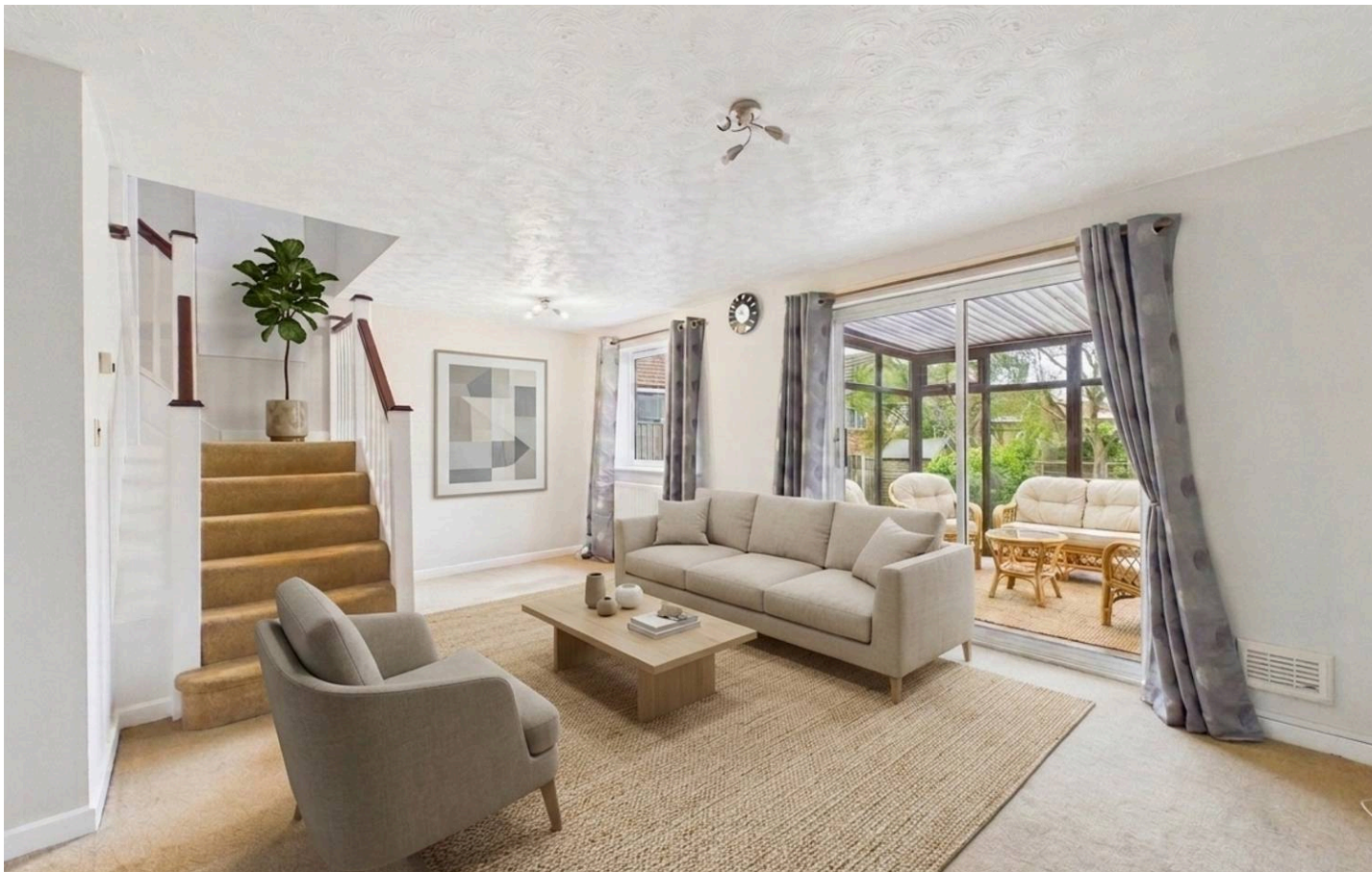




7 Franklin Close, Nottingham - NG5 8SG

Guide Price £240,000 - £250,000

DavidJames
the estate agent



7 Franklin Close

Nottingham, Nottingham

GUIDE PRICE £240,000-£250,000 NO CHAIN! Semi-detached home in a cul-de-sac close to Bestwood Country Park! Lounge, kitchen, modern shower room and a low-maintenance garden plus a drive and garage!

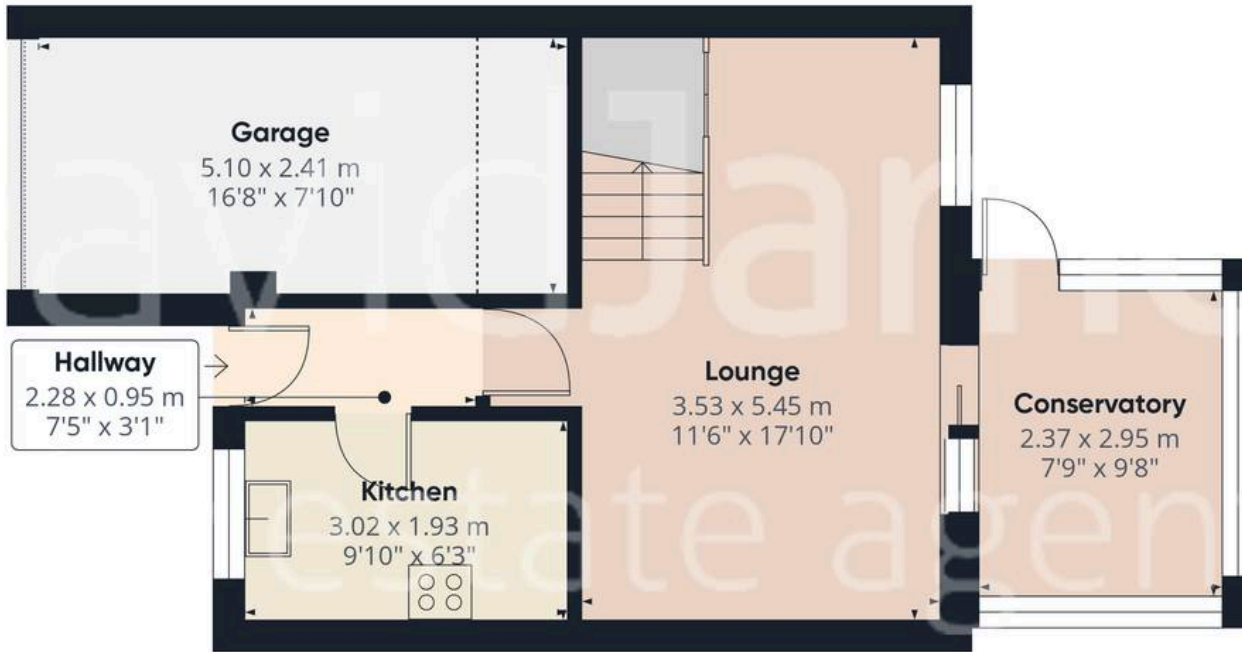
Council Tax band: B

Tenure: Freehold

- Semi-detached home available with no upward chain
- Ideal for a variety of buyers including families and first-time purchasers
- Cul-de-sac location close to the stunning Bestwood Country Park, schools and frequent transport links
- Bright and neutrally decorated lounge with a feature fireplace
- Versatile conservatory with garden views
- Bright kitchen with integrated cooking appliances and space for freestanding white goods
- Three neutrally decorated bedrooms (main bedroom with fitted wardrobes/storage)
- Modern three-piece shower room (including a double shower enclosure with overhead rainfall)
- Low-maintenance and enclosed rear garden with decked and paved seating areas
- Driveway and integral garage providing off-street parking for multiple vehicles







Floor 0



Floor 1

Approximate total area⁽¹⁾

78.6 m²
844 ft²

Reduced headroom

2 m²
21 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.

GIRAFFE360





David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • 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.