



## 168a Edwards Lane, Nottingham - NG5 3HZ

Guide Price £300,000 - £325,000



## 168a Edwards Lane

Nottingham, Nottingham

GUIDE PRICE £300,000–£325,000 NO CHAIN! Well-presented 4 bed semi-detached home with Sherwood's amenities and Nottingham City Hospital nearby! Lounge, modern dining kitchen, 2 baths and parking!

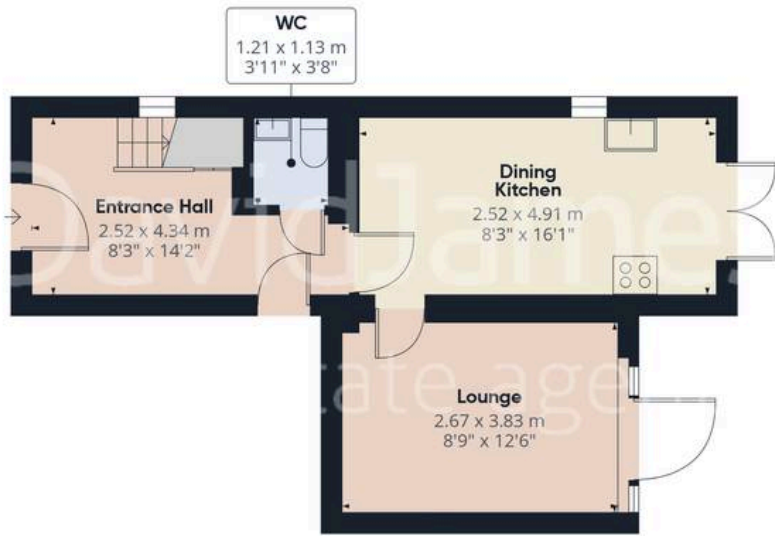
Council Tax band: C

Tenure: Freehold

- Well-presented semi-detached home available with no chain
- Within easy reach of Sherwood's excellent amenities (including shops, popular schools and restaurants)
- Nottingham City Hospital and frequent City-bound bus services on the doorstep
- Welcoming entrance hall with a convenient cloakroom/WC
- Lounge with feature wall panelling and French doors
- Superb modern dining kitchen with a full range of integrated appliances
- Four bedrooms across the first and second floors
- First floor contemporary bathroom and a further top floor modern shower room
- Good-sized lawned rear garden with an initial patio seating area
- Block-paved parking to the front of the house







Floor 0



Floor 1



Floor 2



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

90.7 m<sup>2</sup>

978 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



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