



**481 Nuthall Road, Nottingham - NG8 5DD**

Guide Price **£210,000**



## 481 Nuthall Road

Nottingham

Well-presented 2 double bed semi-detached home with convenient access to transport links and Junction 26 of the M1! 2 reception rooms, modern kitchen and stylish bathroom plus a southerly garden!

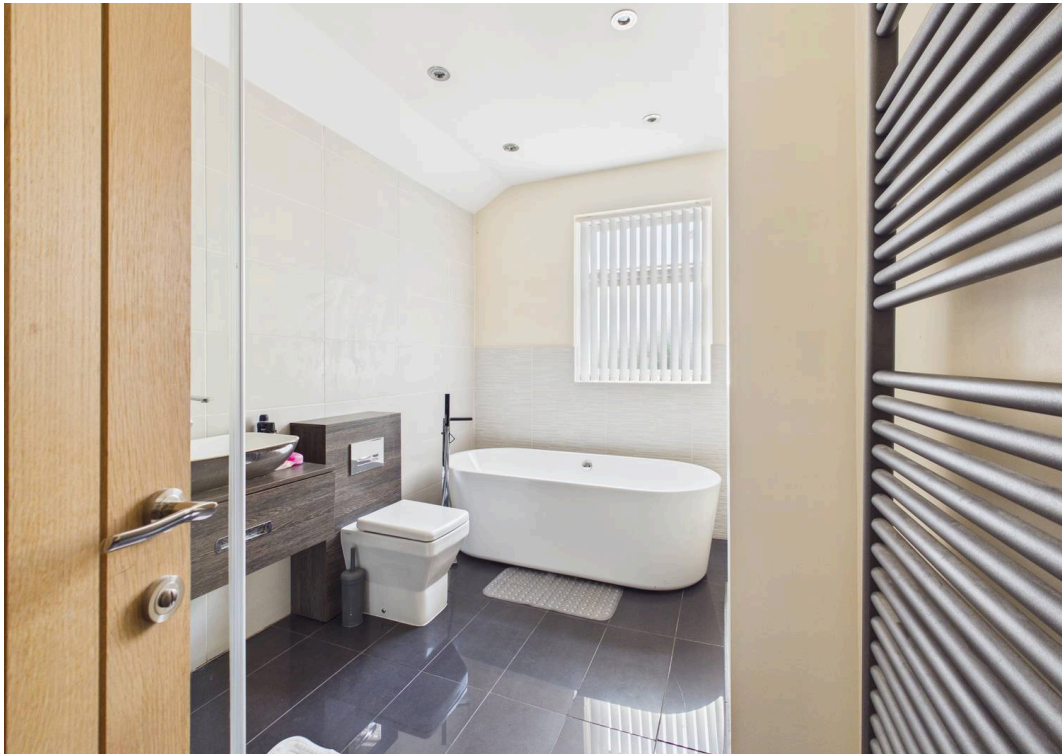
Council Tax band: B

Tenure: Freehold

- Victorian semi-detached home combining character features with modern upgrades
- Two separate reception rooms providing flexible space for relaxing and entertaining
- Convenient downstairs WC
- Two well-proportioned double bedrooms
- Stylish modern bathroom featuring freestanding bath and separate double shower enclosure
- Generous rear garden mainly laid to lawn with mature shrubs and trees
- Off-road parking for two vehicles situated to the front of the property
- Detached garage with power and lighting offering excellent storage
- Excellent transport links to city centre and M1 motorway nearby convenient access
- Replacement boiler with regular servicing providing efficient and reliable heating system







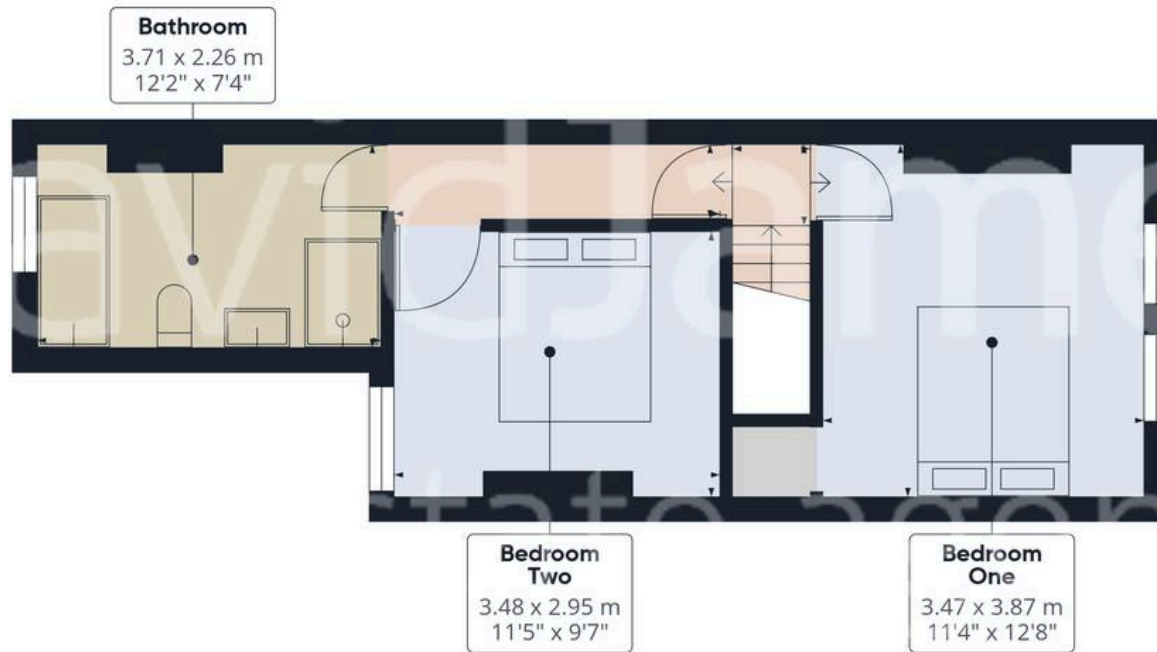


Floor 0

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

77.6 m<sup>2</sup>

837 ft<sup>2</sup>



Floor 1

(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





## David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://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.