



57 Rufford Road, Nottingham - NG5 2NQ

Guide Price **£270,000**





57 Rufford Road

Nottingham

NO CHAIN! 3 bed semi-detached close to Sherwood's amenities, schools, buses and Nottingham City Hospital. Bright lounge, dining kitchen, bathroom and a low-maintenance garden plus multi-car parking.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

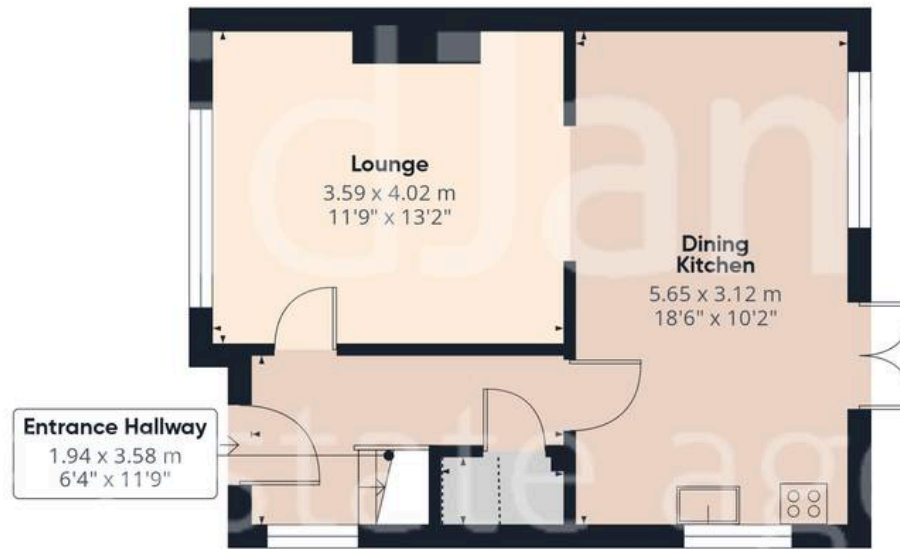
EPC Environmental Impact Rating: D

- Semi-detached home offered with no upward chain
- Conveniently located for access to Sherwood's excellent nearby amenities, schools and city-bound transport links
- Tucked away at the end of a cul-de-sac
- Ideal purchase for families, professionals and first-time buyers
- Spacious, bright and neutrally decorated lounge
- Well-proportioned and open-plan dining kitchen with French doors
- Three bedrooms (including two generous double bedrooms)
- First floor family bathroom with a three-piece white suite and electric shower
- Generous plot provides low-maintenance gardens with patio seating space and scope for further landscaping
- Front driveway with side gates leading to further hardstanding









Floor 0 Building 1

Approximate total area⁽¹⁾

76 m²
819 ft²

Reduced headroom

0.5 m²
5 ft²



Floor 1 Building 1

(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.

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