



**60a Edgware Road, Nottingham - NG6 9HU**

Guide Price **£210,000 - £230,000**





## 60a Edgware Road

Nottingham

GUIDE PRICE £210,000-£230,000 Modern 3-bed semi-detached near shops and bus routes. Featuring lounge/dining room, en-suite main bedroom, modern kitchen and bathroom with lawned garden and driveway.

Council Tax band: B

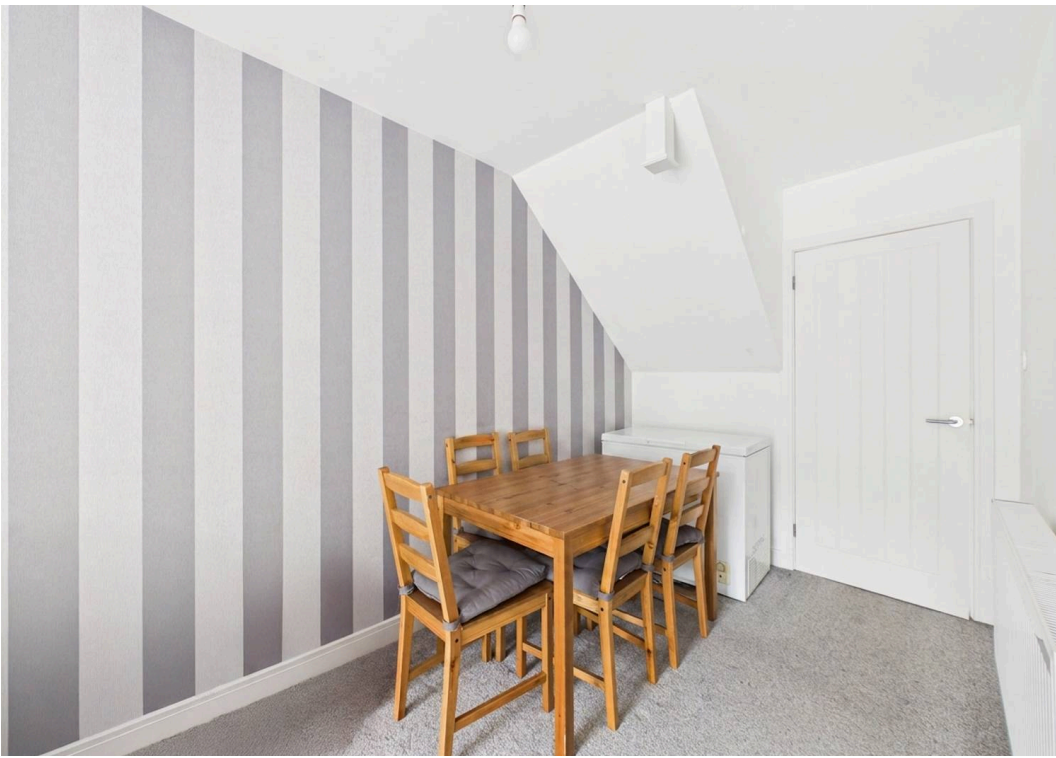
Tenure: Freehold

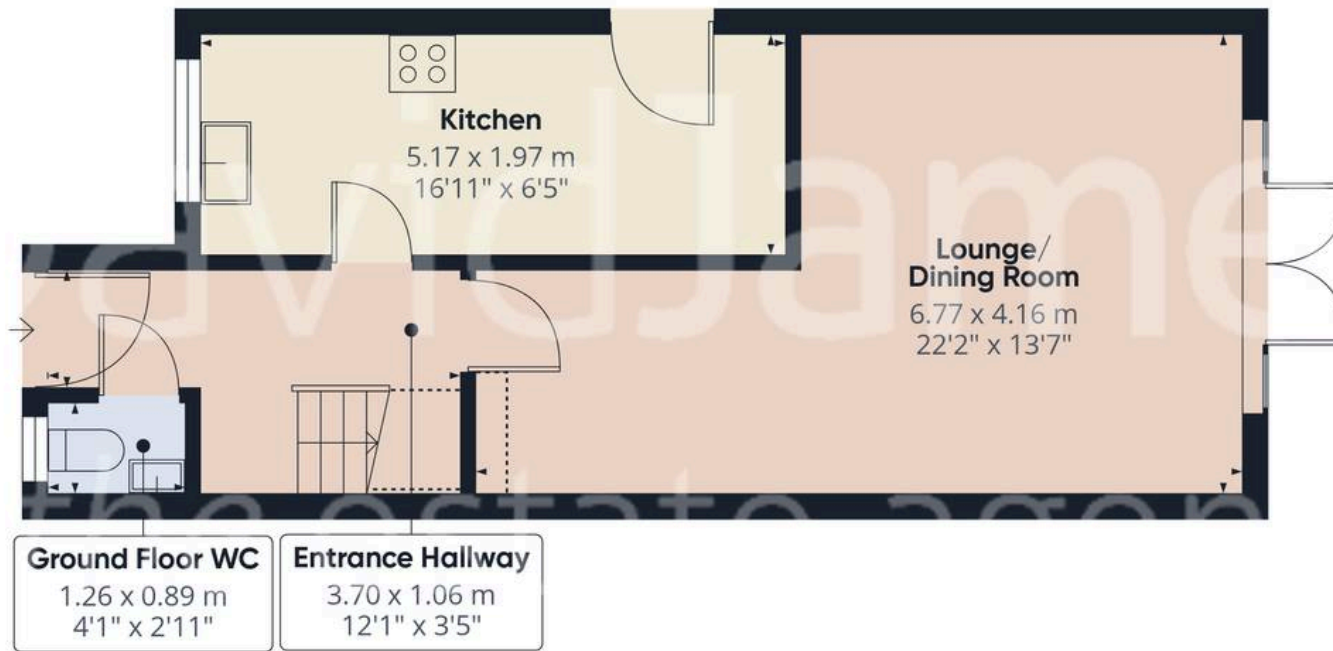
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

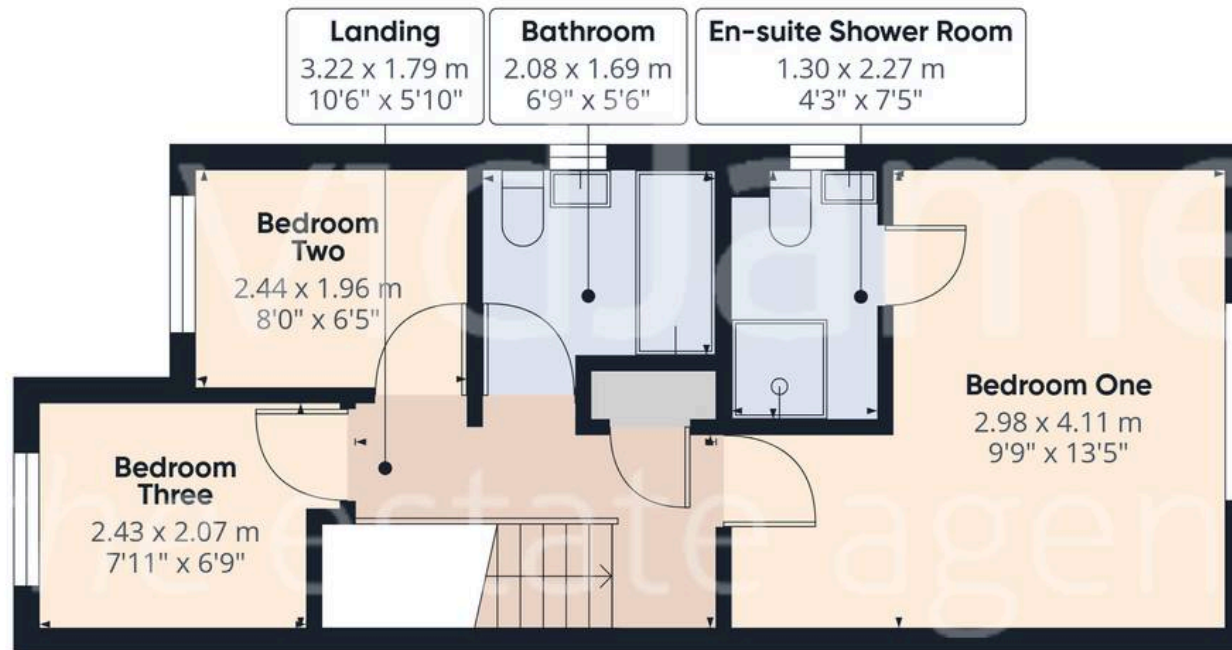
- Modern semi-detached home offering versatile living
- Easy access to shops, supermarkets and bus links
- Ideal opportunity for families or first-time buyers
- Welcoming entrance hall with ground floor WC
- Generous rear aspect lounge/dining room with French doors
- Modern kitchen with range of integrated appliances
- Three well-proportioned first-floor bedrooms (spacious main bedroom with en-suite)
- Three-piece bathroom suite with shower over bath
- Lawned rear garden with two patio seating areas
- Driveway to the front provides off-street parking







Floor 0



Floor 1



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

77.4 m<sup>2</sup>  
832 ft<sup>2</sup>

**Reduced headroom**

1.5 m<sup>2</sup>  
17 ft<sup>2</sup>

(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.



## 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)

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