



31 Southfield Road, Nottingham – NG8 3PN

Guide Price **£260,000**

DavidJames
the estate agent



31 Southfield Road

Nottingham

3-bed semi-detached home with the ring road and amenities nearby! 2 reception rooms, kitchen, ground floor shower room and bathroom plus an enclosed garden and driveway!

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

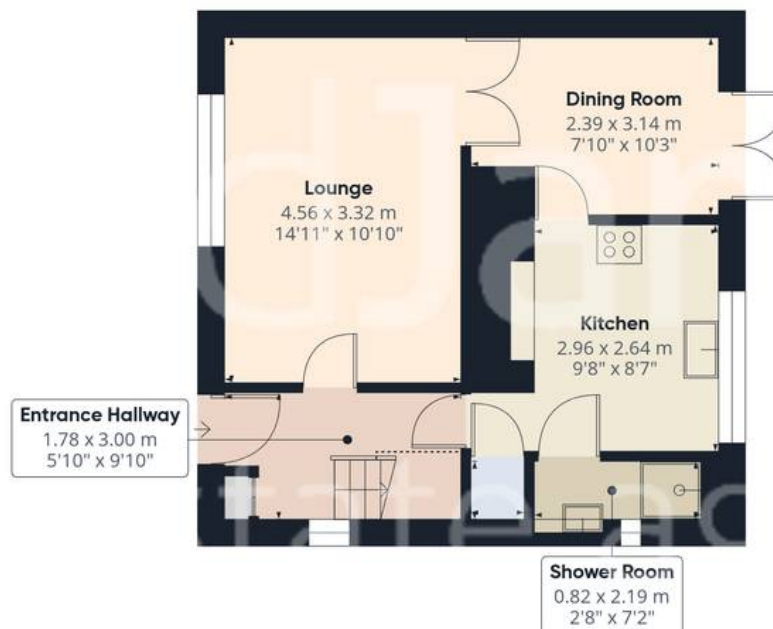
EPC Environmental Impact Rating: D

- Semi-detached home
- Ideal for families, first-time buyers and those seeking easy access to the ring road
- Popular residential location close to shops, schools and transport links
- Bright and welcoming lounge with a feature fireplace
- Separate dining room with French doors to the garden
- Kitchen with a range of fitted units and ample worktop space
- Useful and convenient ground floor shower room
- Three first floor bedrooms (including two double rooms)
- First floor family bathroom with a three-piece suite
- Front driveway and an enclosed low-maintenance rear garden with outbuilding storage









Floor 0



Floor 1



Approximate total area⁽¹⁾

78.7 m²

846 ft²

Reduced headroom

0.9 m²

10 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.

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