



## 42 Henley Rise, Nottingham - NG5 1FR

Guide Price £250,000





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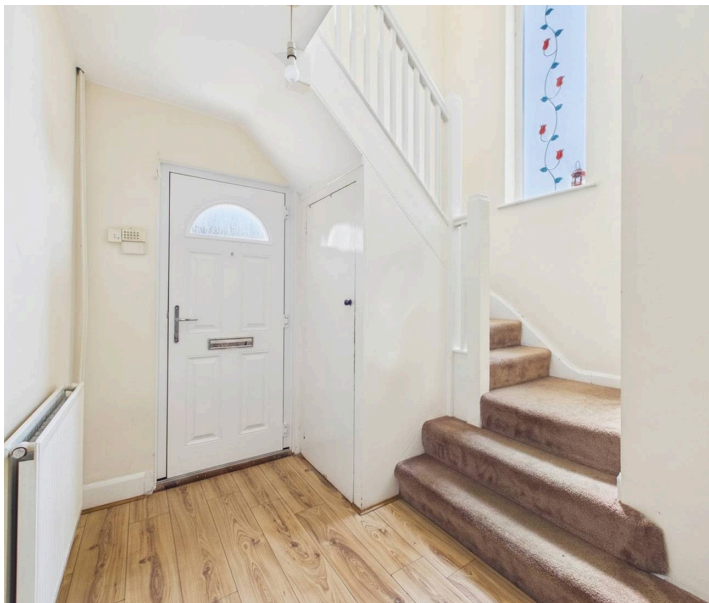
Nottingham

3 bedroom semi-detached home within easy reach of Nottingham City Hospital, Sherwood's amenities and bus links to the city! 2 reception rooms, kitchen and bathroom plus a generous garden and parking!

Council Tax band: B

Tenure: Freehold

- Semi-detached family home occupying a generous plot
- Ideal for families, first-time buyers and commuters
- Conveniently located for frequent city-bound bus links, schools and Sherwood's nearby amenities
- Welcoming entrance hall with useful in-built storage
- Two versatile reception rooms (both with attractive focal-point fireplaces)
- Fitted kitchen with integrated cooking appliances
- Three bedrooms including two well-proportioned double bedrooms, served by a family bathroom
- First floor family bathroom and an additional ground floor wet room
- Large L-shaped garden offering excellent outdoor space with lots of further potential
- Driveway providing convenient off-street parking

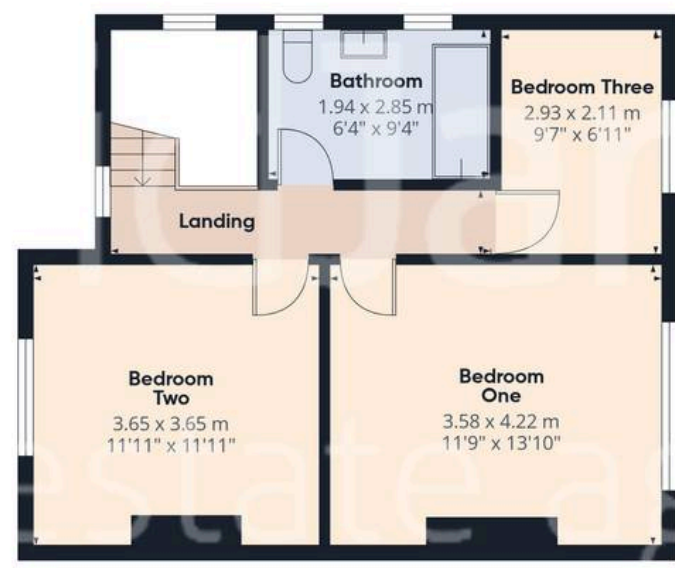








Floor 0



Floor 1



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

92.3 m<sup>2</sup>

993 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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