



3 Clough Court, Nottingham – NG8 3FJ

Guide Price £220,000

DavidJames
the estate agent



3 Clough Court

Nottingham

MODERN CHAIN-FREE MID-TOWNHOUSE! Featuring dual aspect lounge, stylish dining kitchen, three beds, south facing rear garden and driveway. Conveniently located for shops, amenities, bus links and QMC.

Council Tax band: C

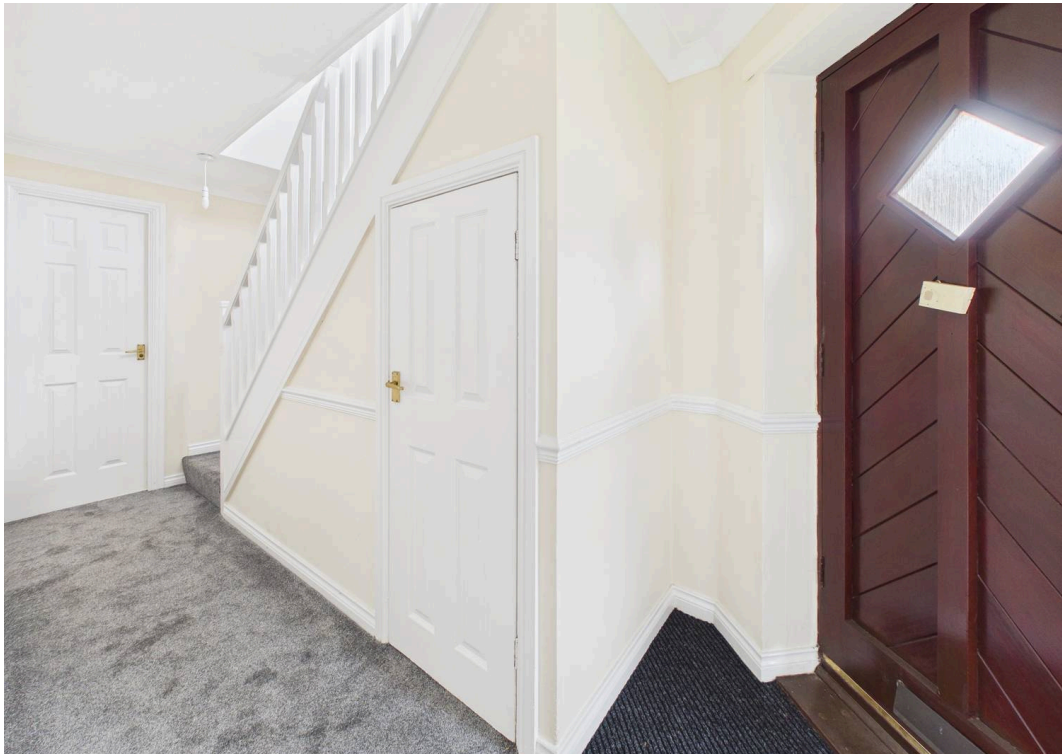
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: F

- Modern townhouse available with no chain
- Close to shops, amenities and direct transport links to QMC
- Appealing opportunity for first-time buyers and investors
- Welcoming entrance hallway with ground floor WC
- Bright dual aspect lounge with bay window and French doors
- Contemporary dining kitchen with integrated cooking appliances
- Three well-proportioned first-floor bedrooms
- Bathroom with three-piece suite and mains shower over bath
- Southerly-facing and easy-to-maintain rear garden
- Double width drive provides parking for up to two vehicles





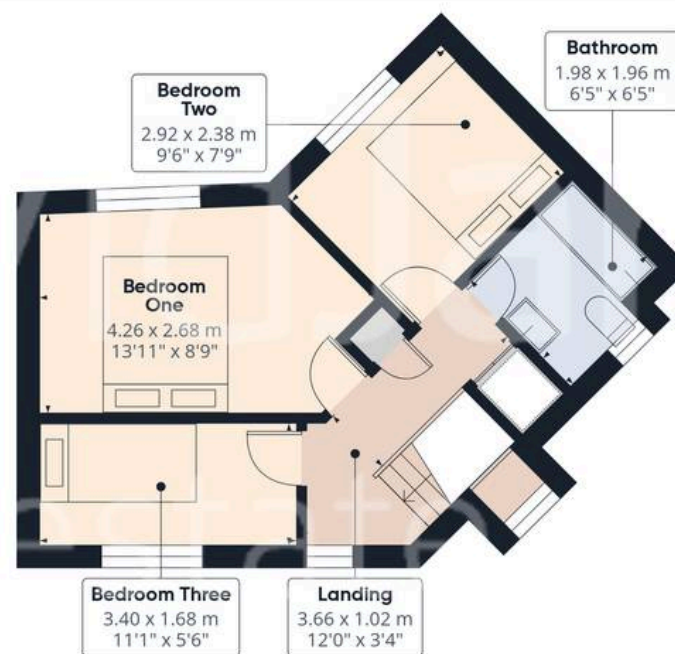


Floor 0

Approximate total area⁽¹⁾

67 m²

721 ft²



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.

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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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