



27 Holby Close, Nottingham - NG5 9AL

Guide Price £170,000

DavidJames
the estate agent



27 Holby Close

Nottingham

NO CHAIN! 3 bed townhouse with bright lounge, dining kitchen, lawned garden, off-street parking & far-reaching views. Ideal for first-time buyers, families or investors with nearby shops and buses!

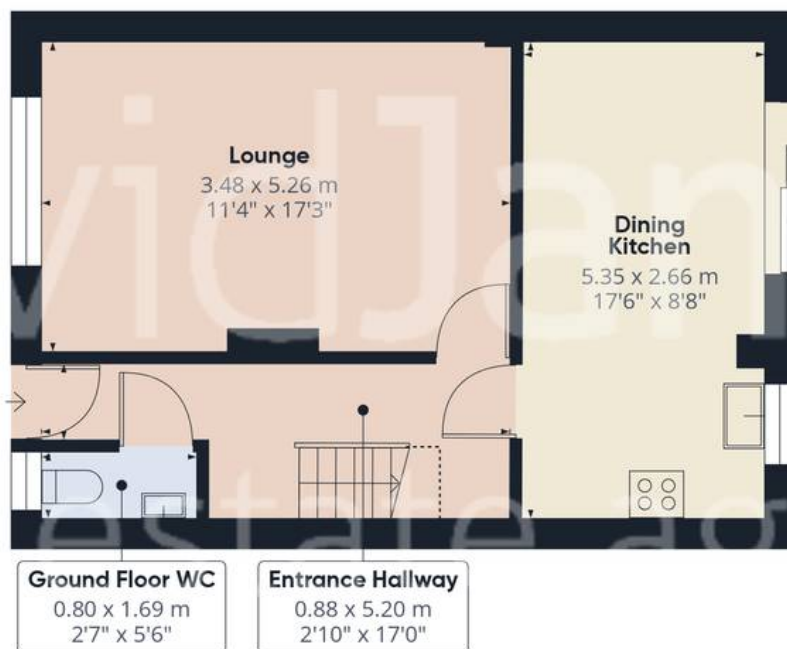
Council Tax band: A

Tenure: Freehold

- Mid-townhouse offered to the market with no upward chain
- Popular location within walking distance of shops and bus links
- Ideal purchase for first-time buyers, families and investors
- Welcoming entrance hall with a practical ground floor WC
- Bright spacious front lounge with a feature fireplace
- Dining kitchen with patio doors overlooking the rear garden
- Three well-proportioned first-floor bedrooms
- Fully tiled wet room fitted with a white suite and electric shower
- Good-sized rear garden with patio and lawn
- Secure gated driveway providing valuable off-street parking







Floor 0



Floor 1



Approximate total area⁽¹⁾

80.5 m²

866 ft²

Reduced headroom

1.2 m²

13 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.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

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

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.