



37 Saltburn Road, Nottingham – NG8 3FY

Guide Price **£190,000–£200,000**

DavidJames
the estate agent



37 Saltburn Road

Nottingham

GUIDE PRICE £190,000-£200,000 Well-presented detached bungalow with two beds, spacious lounge alongside stylish wet room, westerly rear garden & convenient access to shops, bus routes and retail park!

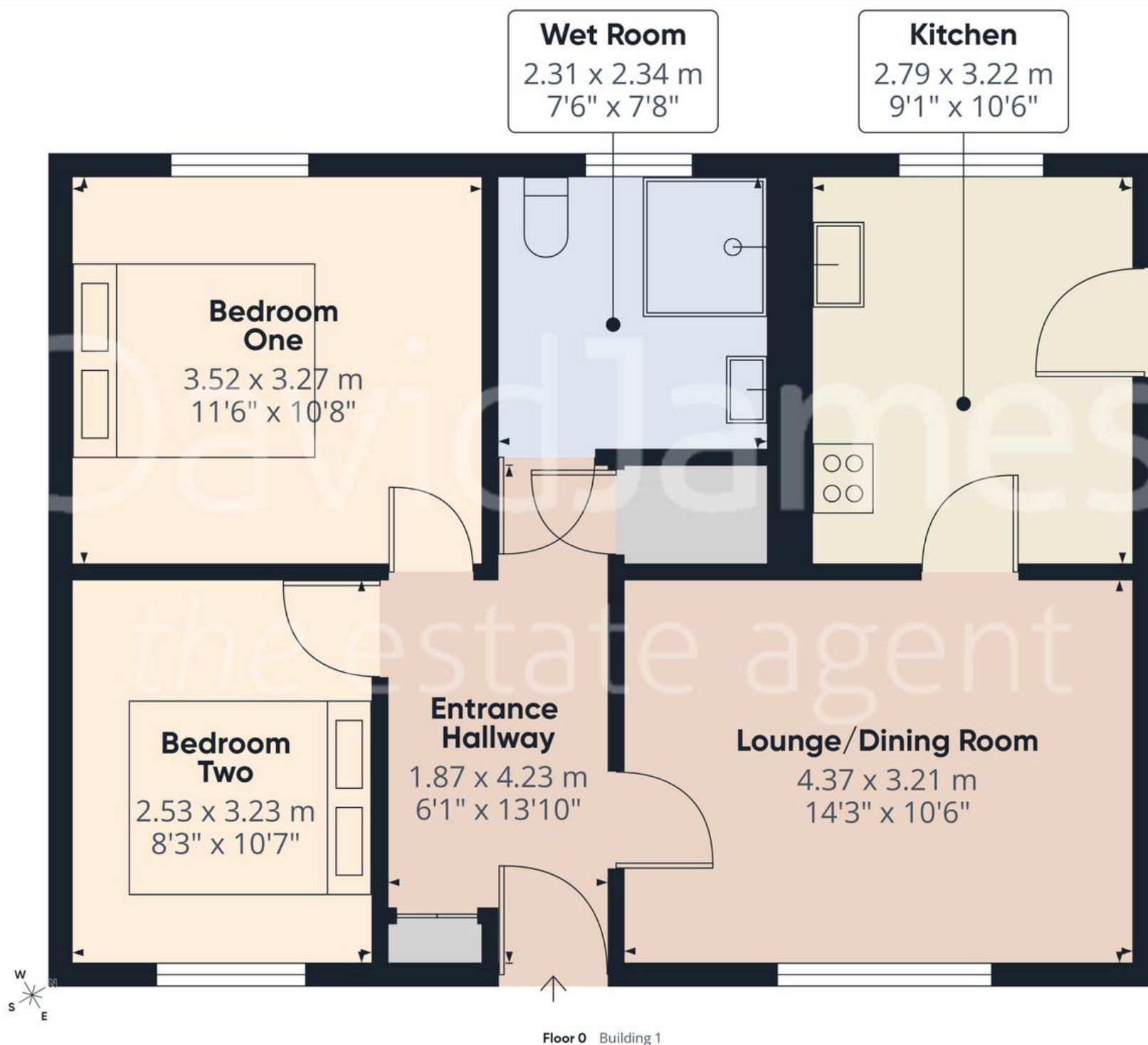
Council Tax band: A

Tenure: Freehold

- Well-presented detached bungalow
- Convenient location close to shops, bus routes, leisure centre and retail park
- Perfect for downsizers, first-time buyers or those simply seeking single-storey living
- Welcoming entrance hallway with wood effect flooring and useful storage cupboard
- Bright and spacious front lounge/dining room with attractive wood finish flooring
- Well-equipped fitted kitchen with white units and ample appliance space
- Two well-proportioned double bedrooms offering generous space
- Stylish wet room with dual-head rainfall shower and vanity storage
- Ramped front entrance and widened doorways
- Low-maintenance westerly facing rear garden with paving and mature shrubs







Approximate total area⁽¹⁾

56.4 m²
607 ft²

(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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