



4 Kenmore Gardens, Nottingham – NG3 1LN

Guide Price £180,000

DavidJames
the estate agent



4 Kenmore Gardens

Nottingham

3 bed mid-terrace home within easy reach of Nottingham city centre – ideal for families, first-time buyers and investors alike! Lounge, dining kitchen and wet room along with a gated front driveway!

Council Tax band: A

Tenure: Freehold

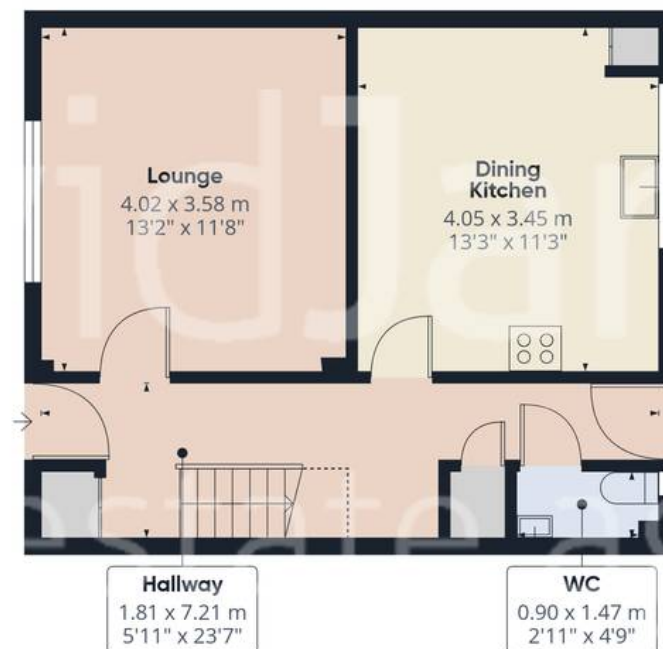
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Mid-terrace family home
- Within walking distance of Nottingham city centre and close to local amenities and frequent transport links
- Ideal for families seeking convenience, first-time buyers and investors
- Initial welcoming entrance hall with a WC and useful in-built storage
- Bright and spacious lounge
- Kitchen with integrated cooking appliances and space for dining
- Three well-proportioned first floor bedrooms
- Modern wet room with a twin-head rainfall shower system
- Low-maintenance and enclosed rear garden with a useful storage outbuilding
- Gated driveway to the front provides off-street parking (with additional permit parking available)







Floor 0

Approximate total area⁽¹⁾

80.1 m²

860 ft²

Reduced headroom

1.2 m²

13 ft²



Floor 1

(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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