



16 Chippenham Road, Nottingham - NG5 5SS

Guide Price £230,000

DavidJames  
the estate agent



## 16 Chippenham Road

Nottingham

NO ONWARD CHAIN! Beautifully presented three bedroom semi-detached home with stylish breakfast kitchen and bright lounge alongside sunroom, delightful southerly garden and garage plus gated driveway!

Council Tax band: A

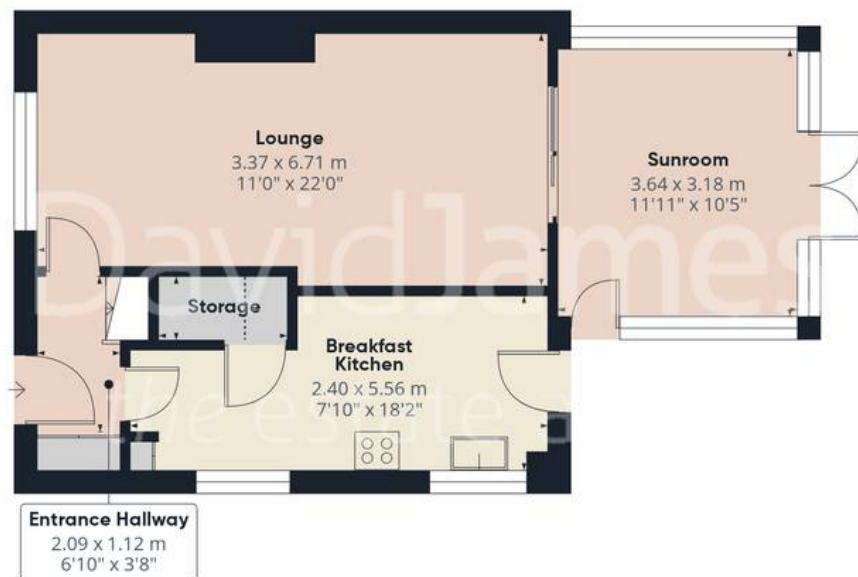
Tenure: Freehold

- Beautifully presented three-bedroom semi-detached home
- Offered to the market with no onward chain
- Perfect for families and first-time buyers alike
- Local supermarket, schools, Arnold's amenities and frequent bus services close at hand
- Stylish dual-aspect breakfast kitchen with integrated appliances
- Bright dual-aspect lounge with a delightful feature fireplace
- Light filled sunroom with rooflight and glorious garden views
- Modern four-piece shower room with double-width walk-in shower
- Wonderful southerly rear garden with lawn and paved patio
- Block-paved driveway and detached garage providing off-street parking









Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

85.3 m<sup>2</sup>  
918 ft<sup>2</sup>

**Reduced headroom**

1 m<sup>2</sup>  
10 ft<sup>2</sup>

(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



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