



114 Pavior Road, Nottingham – NG5 5UF

Guide Price **£240,000 – £250,000**

DavidJames
the estate agent



114 Pavior Road

Nottingham

GUIDE PRICE £240,000-£250,000 4 bed modern townhouse across three floors – just a short walk from Nottingham City Hospital! Lounge, dining kitchen, en-suite and garden plus a driveway and garage!

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Three-storey modern townhouse
- Ideally positioned for access to transport links, schools and Nottingham City Hospital
- Initial entrance hall with a convenient cloakroom/WC
- Bright rear lounge featuring French doors to the garden
- Well-equipped dining kitchen with integrated cooking appliances and ample dining space
- Four bedrooms (including three generous double rooms)
- Impressive top-floor primary bedroom with fitted wardrobes and private en-suite shower-room
- Modern first floor family bathroom with a three-piece suite
- Private enclosed rear garden featuring paved areas, gravel and decking
- Garage with driveway providing off-street parking







Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

108.5 m²

1170 ft²

Reduced headroom

2.5 m²

26 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.

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