



31 Percival Road, Nottingham – NG5 2FA

Guide Price **£250,000**

DavidJames
the estate agent



31 Percival Road

Nottingham

GREAT OPPORTUNITY – SHERWOOD LOCATION!

Three-storey modern townhouse featuring a spacious dining kitchen and lounge with four beds, bathroom, en-suite, south-facing rear garden, driveway and garage!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

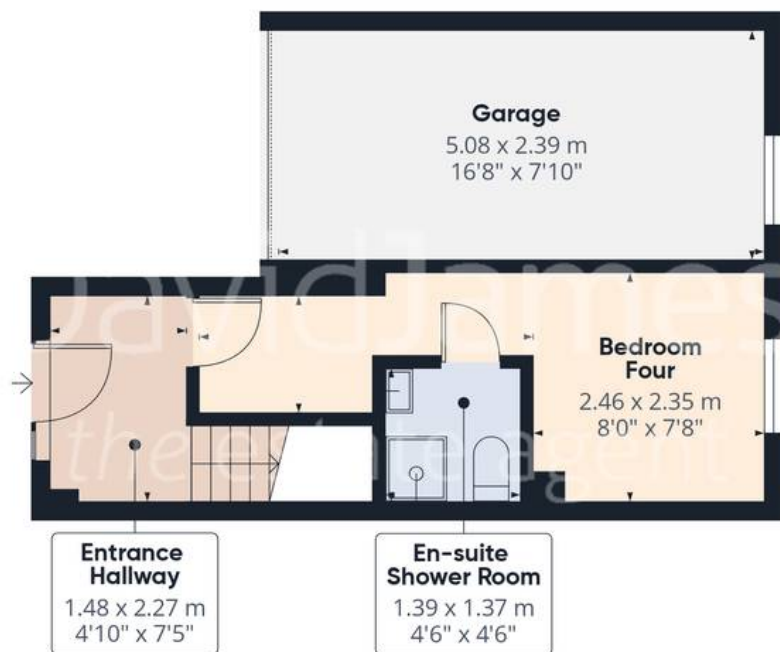
EPC Environmental Impact Rating: D

- Modern three-storey mid-townhouse in a prime location
- Appealing prospect for first-time buyers, growing families and investors
- Sherwood and Carrington's shops, cafés, restaurants and city buses all close at hand
- Bright and spacious first-floor lounge (currently arranged as dining room)
- Spacious dining kitchen with rear balcony overlooking the garden
- Ground-floor fourth double bedroom with en-suite shower room
- Three well-proportioned first floor double bedrooms
- Three-piece first floor bathroom with electric shower over bath
- South-facing low maintenance rear garden with patio
- Driveway and garage providing valuable off-street parking





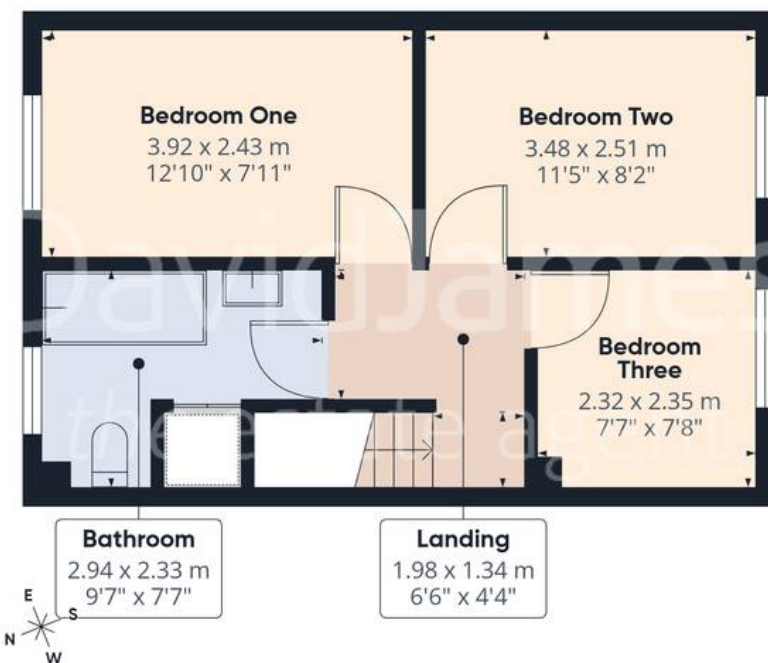




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

95.3 m²

1025 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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