

62 Thorneywood Mount, Nottingham - NG3 2PZ

Guide Price **£290,000**

DavidJames
the estate agent







62 Thorneywood Mount

Nottingham

GUIDE PRICE £290,000-£300,000 Attractive period home - lots of character! 3 bed & characterful loft with Velux windows, 2 receptions, dining kitchen with bi-folds, cottage-style south-facing garden.
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Attractive period property offering generous and versatile family-sized accommodation
- Ideally positioned for access to local amenities, transport links, schools and Nottingham city centre
- A wealth of original character and period detailing thoughtfully combined with modern living spaces
- Bright lounge featuring a large bay window and open fireplace
- Second flexible reception room with dual-aspect windows and a wood-burning stove
- Sociable open-plan dining kitchen with solid oak worktops, shaker-style units and bi-fold doors
- Three first floor bedrooms (including a generous main with views and charming exposed floorboards)
- Characterful loft space with Velux windows, exposed brickwork and useful eaves storage
- Four-piece family bathroom with chequerboard flooring (including a bath and separate shower enclosure)





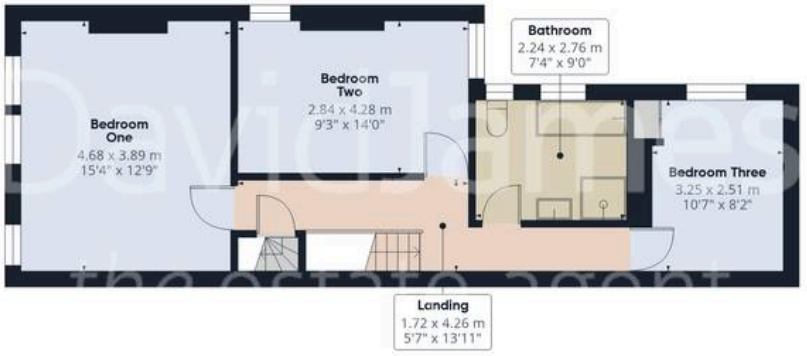

BREAD







Floor 0



Floor 1





Floor 2

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Approximate total area(1)

128.7 m²

1386 ft²

Reduced headroom

3.5 m²

38 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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