



9 Shrewsbury Road, Nottingham – NG2 4HN

Guide Price £160,000

DavidJames
the estate agent



9 Shrewsbury Road

Nottingham

CHAIN-FREE! Appealing two-bedroom semi-detached home near the city centre. Bright front lounge and spacious dining/kitchen alongside three beds, generous shower room and southerly aspect rear garden!

Council Tax band: A

Tenure: Freehold

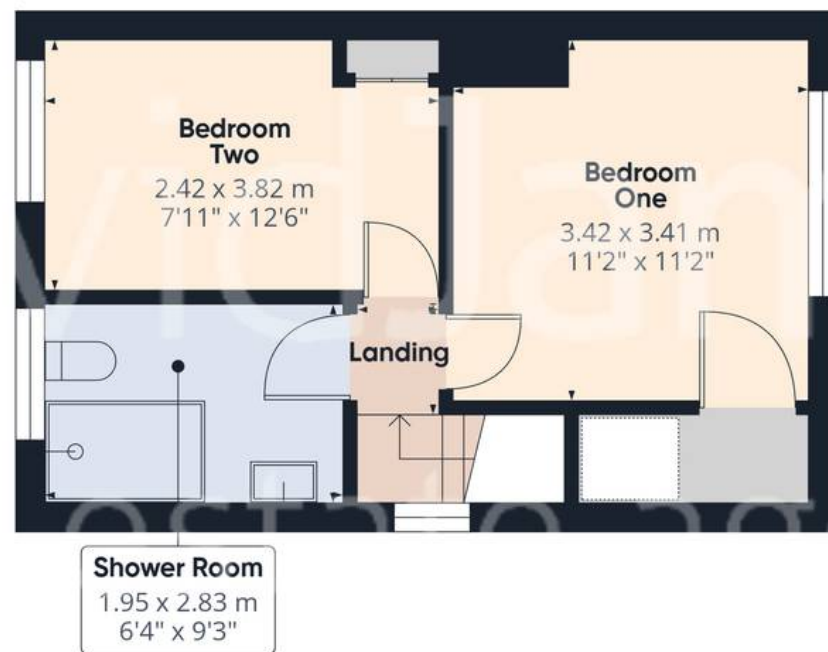
- Appealing semi-detached home in convenient location
- Close to city centre amenities, transport links, shops and dining
- Ideal purchase for first-time buyers or investors
- Bright and spacious front-aspect lounge with focal fireplace
- Sociable rear dining/kitchen complete with breakfast bar
- Well-equipped fitted kitchen with space for freestanding appliances
- Two well-proportioned first-floor double bedrooms
- Generous shower room with double-width shower enclosure
- Low-maintenance hard landscaped rear garden with greenhouse
- Easy-care front garden designed for convenience







Floor 0



Floor 1

Approximate total area⁽¹⁾

59.5 m²

641 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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