



46 Salcombe Road, Nottingham – NG5 1JW

Guide Price £210,000 – £220,000

DavidJames
the estate agent



46 Salcombe Road

Nottingham

GUIDE PRICE £210,000-£220,000 NO CHAIN! Newly modernised 3 bed semi-detached with lounge, new kitchen and family bathroom. New floors, doors and replastered. Southerly garden with patio area and lawn.

Council Tax band: B

Tenure: Freehold

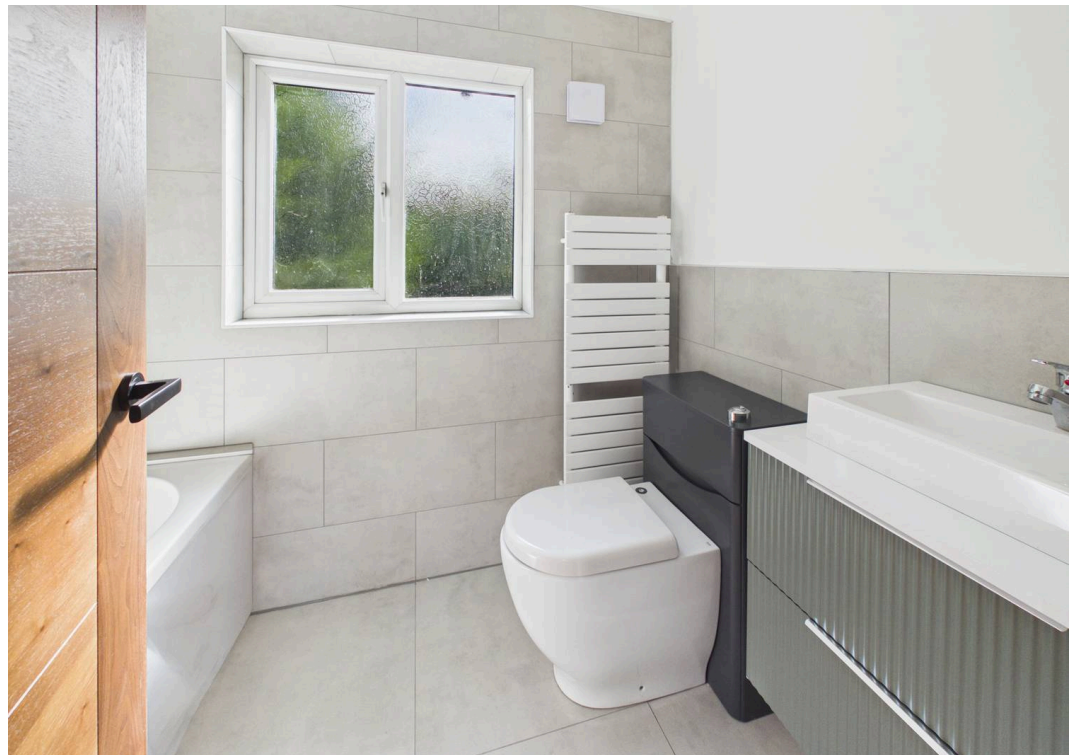
EPC Energy Efficiency Rating: D

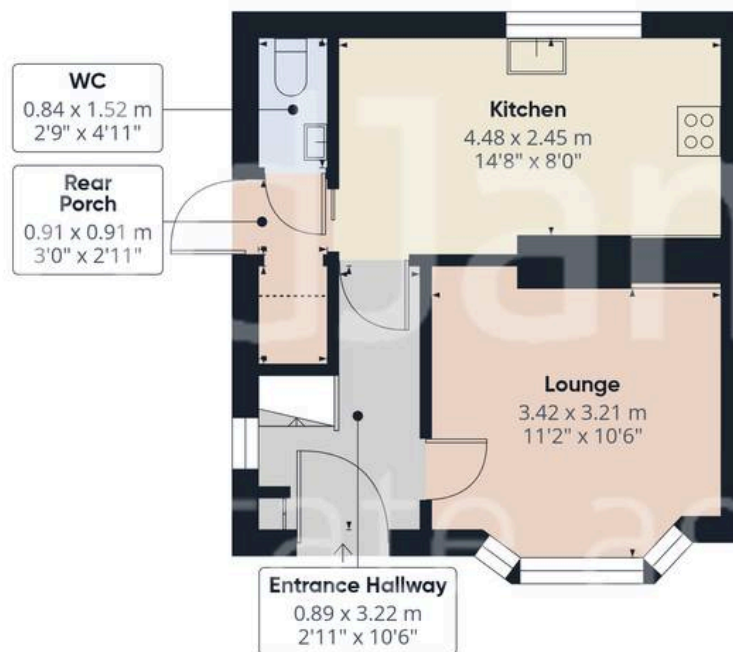
EPC Environmental Impact Rating: D

- Newly modernised semi-detached home
- Offered to the market with no upward chain
- Conveniently located close to amenities, schools and public transport links
- Spacious lounge with bay window and feature archway
- New kitchen with integrated appliances, including a dishwasher, oven, electric SMEG hob and extractor
- Convenient downstairs WC and extra understairs storage for washer
- Three bedrooms including two double bedrooms and a versatile third guest bedroom/study
- Modern bathroom with three-piece suite including a twin mains shower and vanity storage
- Fully boarded loft space for storage, with lighting and drop down ladder
- Well-proportioned rear garden, with paved patio area and lawn, alongside power and water

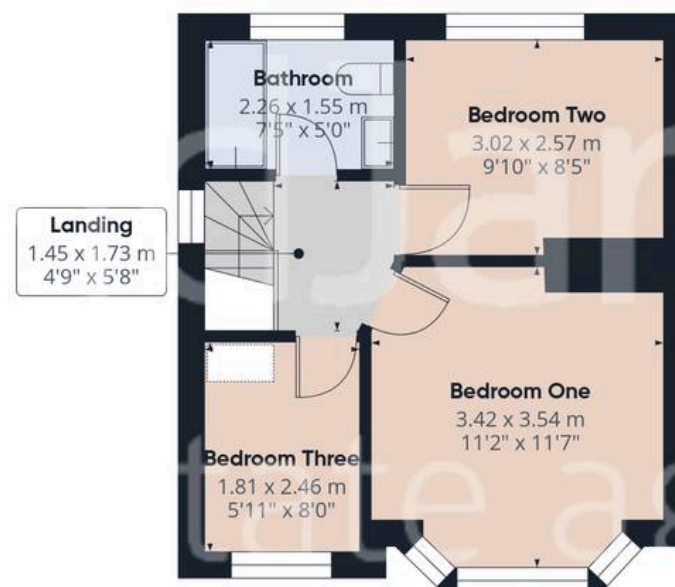








Floor 0



Floor 1

Approximate total area⁽¹⁾

59.6 m²

643 ft²

Reduced headroom

0.6 m²

6 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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