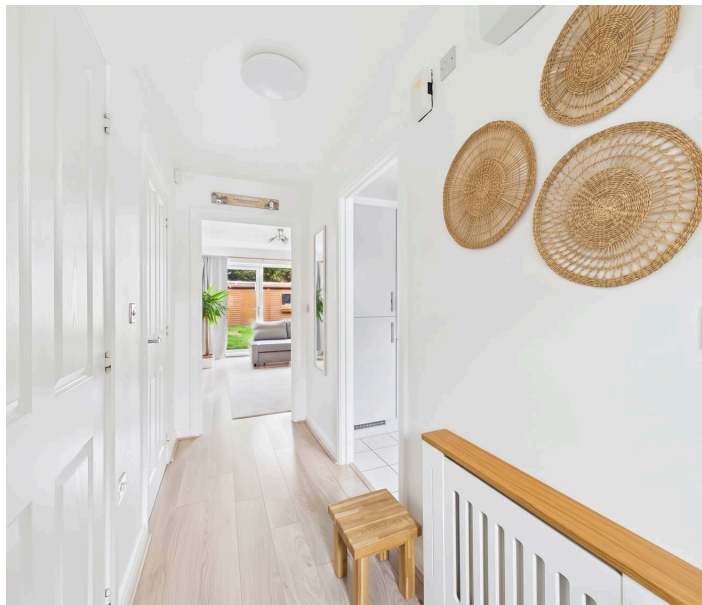




8 Magson Close, Nottingham - NG3 2GW

Guide Price £210,000 - £220,000

DavidJames
the estate agent



8 Magson Close

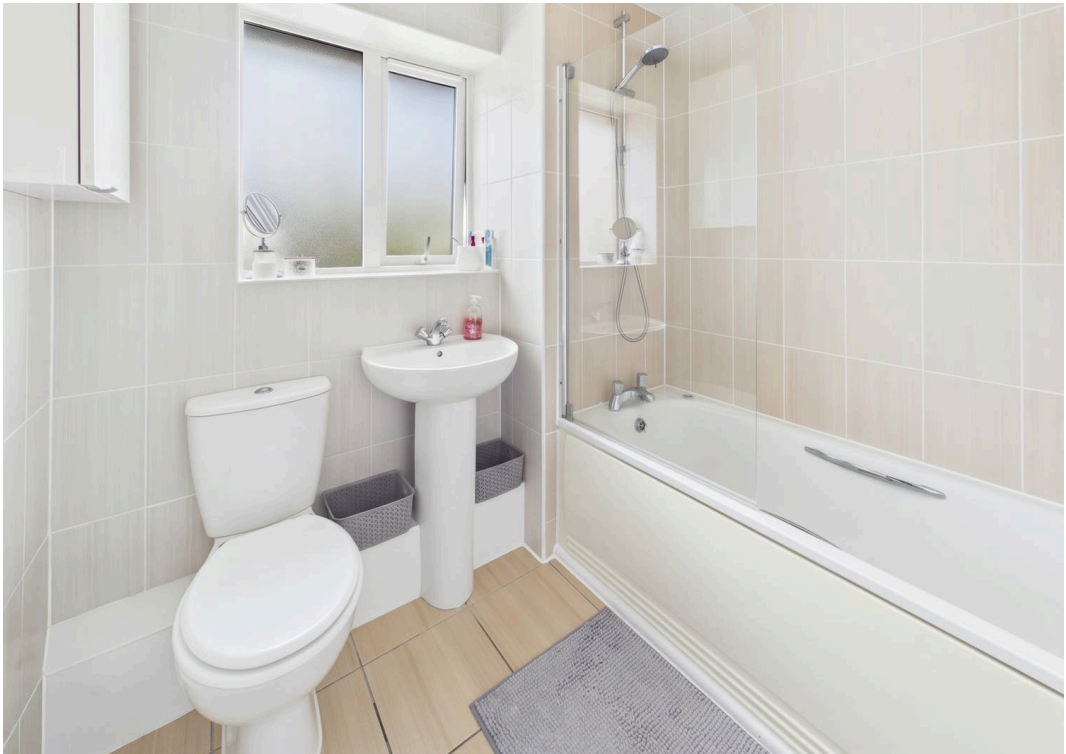
Nottingham

GUIDE PRICE £210,000-£220,000 Modern semi-detached home close to the city centre! Lounge/diner, kitchen, 2 beds and family bathroom plus a lawned garden with patio area, outbuilding and driveway.

Council Tax band: A

Tenure: Freehold

- Modern semi-detached family home
- Ideal for professionals and first-time buyers looking to step on the property ladder
- Conveniently located close to local amenities, shops and transport links into Nottingham city centre
- Generous lounge/dining room with French doors
- Downstairs WC for added convenience
- Modern kitchen with integrated cooking appliances and space for freestanding appliances
- Two well-proportioned double bedrooms (main bedroom with built in wardrobe storage)
- Three piece bathroom with an over-bath shower and towel rail
- Lawned garden with a patio seating area and useful outbuilding
- Driveway to the front provides off-street parking





Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

70.8 m²

761 ft²

Reduced headroom

0.5 m²

5 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.

GIRAFFE360



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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.