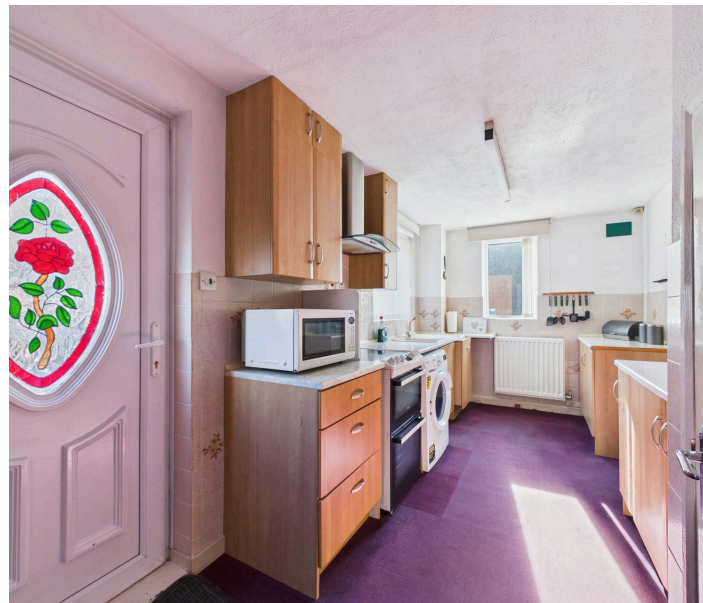




10 Fairlight Way, Nottingham – NG5 5SZ

Guide Price **£220,000**

DavidJames
the estate agent



10 Fairlight Way

Nottingham

Semi-detached home with no onward chain, cherished by one owner for over 60 years, lounge dining room, kitchen, 3 beds, south facing garden, driveway and garage, at the end of a quiet cul-de-sac.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Semi-detached home owned for over 60 years, ideal for families, first time buyers or investors
- No onward chain, tucked away at the end of a quiet cul-de-sac near amenities
- Dual-aspect lounge dining room with focal fireplace and French doors to the garden
- Dual-aspect kitchen and understairs storage
- Two double bedrooms and a versatile single bedroom
- Bright shower room with double enclosure
- Private, South facing tiered rear garden with paved patio, newly laid steps and a raised lawn
- Driveway to the side leading to a good-sized, brick-built garage with eaves storage
- Further benefits include double glazing, gas central heating and solar panels owned outright







Floor 0



Floor 1



Approximate total area⁽¹⁾

76.6 m²

824 ft²

Reduced headroom

1 m²

10 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



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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.