



178d Porchester Road, Nottingham – NG3 6LG

Guide Price **£250,000**

DavidJames
the estate agent



178d Porchester Road

Nottingham

NO CHAIN! Modern three-storey townhouse in a convenient location boasting a stylish open-plan living/kitchen space, three bedrooms, en-suite and bathroom plus low-maintenance gardens and parking!

Council Tax band: B

Tenure: Freehold

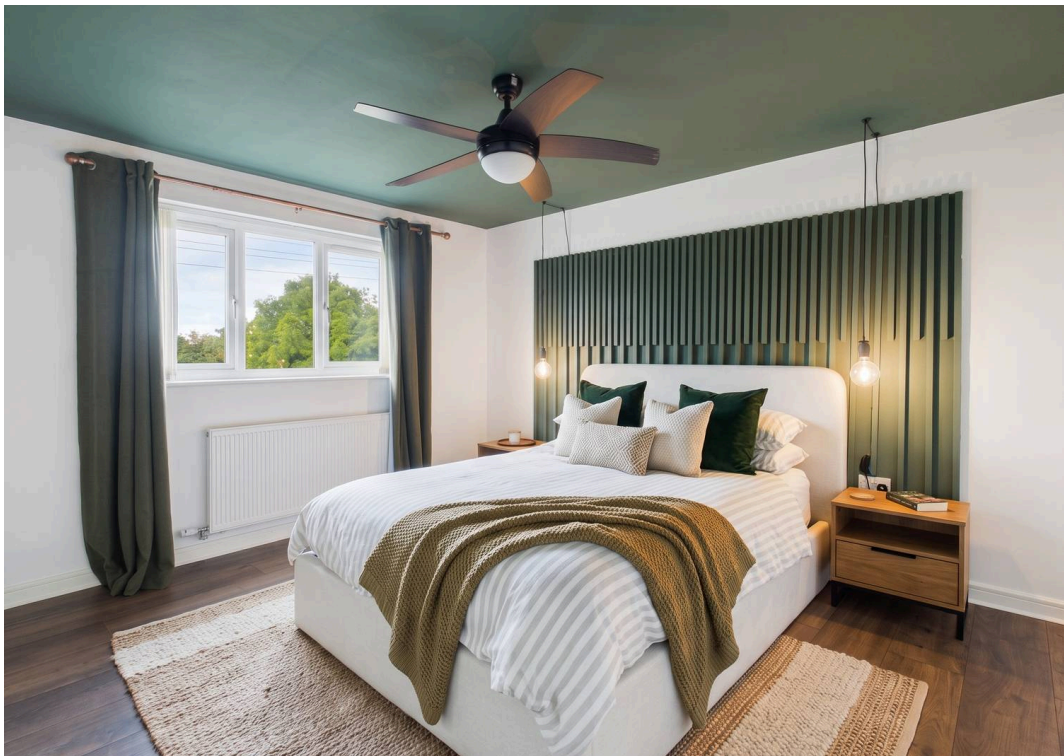
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Modern three-storey end townhouse with no chain
- Convenient position on a city bus route and within easy walking distance of local shops
- Ideal purchase tailored for first-time buyers, families and investors
- Welcoming entrance hallway with a ground floor WC for added convenience
- Bright and contemporary open-plan L-shaped living/kitchen space with French doors
- Sleek handleless kitchen with integrated cooking appliances and a breakfast bar
- Three proportioned bedrooms (spacious first-floor main double bedroom with a separate dressing room)
- Second-floor double bedroom with modern en-suite shower room
- Modern four-piece bathroom suite separate shower enclosure
- Low-maintenance rear garden and an allocated parking space

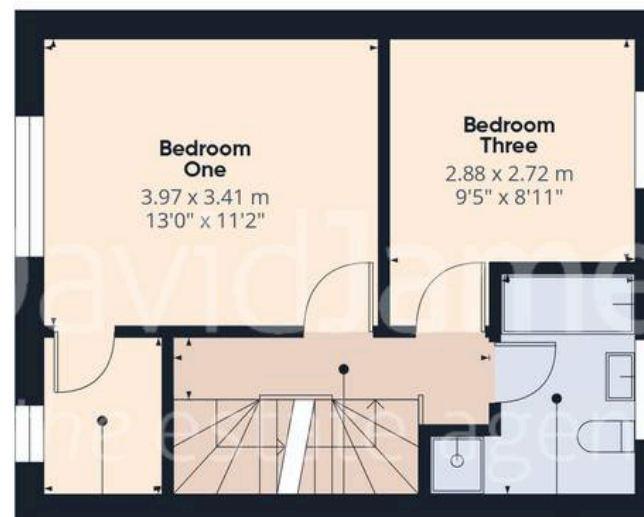








Floor 0



Floor 1



Floor 2



Approximate total area⁽¹⁾

93.1 m²

1003 ft²

Reduced headroom

5.7 m²

62 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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