

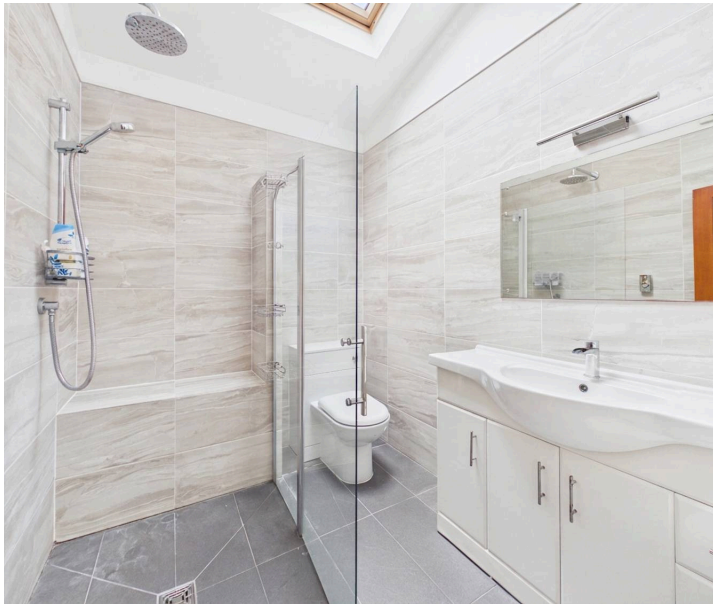
36 Girton Road, Nottingham - NG5 1FY

Guide Price **£325,000 - £350,000**

DavidJames
the estate agent







36 Girton Road

Nottingham

GUIDE PRICE £325,000-£350,000 NO CHAIN!
Extended semi-detached family home with huge potential and a highly desirable location within easy reach of Sherwood's amenities and Nottingham City Hospital!
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Extended semi-detached family home with huge potential
- Offered to the market with no upward chain
- Ideally positioned for Sherwood's excellent amenities, transport links, the ring road and Nottingham City Hospital
- Large lounge/dining room with a feature fireplace and bay window
- Versatile family room/ground floor bedroom (with an adjoining underfloor-heated wet room)
- Fitted kitchen with integrated cooking appliances and a separate utility room
- Four first floor bedrooms (main bedroom with fitted wardrobes)
- First floor three-piece bathroom with an electric shower
- Generous lawned rear garden with patio seating space and mature fruit trees
- Block-paved driveway providing off-street parking













Floor 0



Floor 1



DavidJames
the estate agent

Approximate total area(1)

130.7 m²

1407 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.

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.