

# 42 Westbury Road, Nottingham - NG5 1EP

Guide Price £210,000 - £220,000

DavidJames
*the* estate agent







# 42 Westbury Road

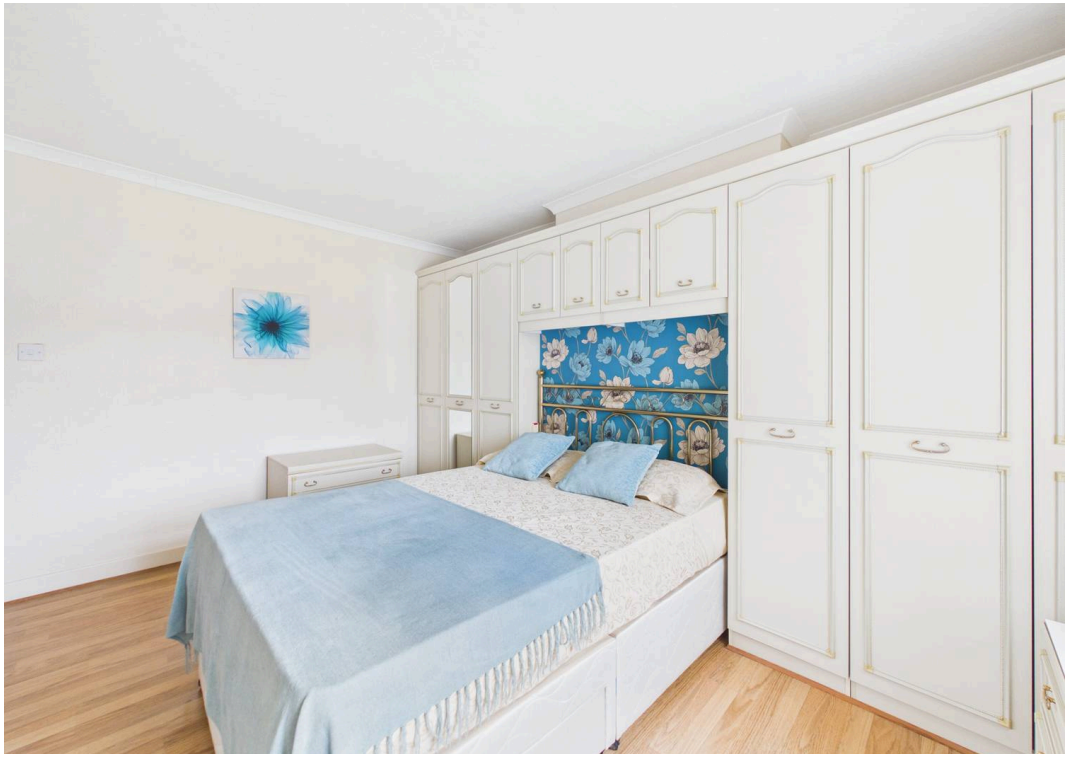
## Nottingham

GUIDE PRICE £210,000-£220,000 NO CHAIN!
Extended semi-detached house within easy reach of amenities, transport links and the ring road! 3 beds, bathroom, lounge and garden plus parking!
Council Tax band: B

Tenure: Freehold

- Semi-detached house available with no upward chain
- Ideal for families, investors and those looking to personalise a property
- Close to local shops, schools and direct transport links to Nottingham city centre
- Spacious lounge with a bay-style window and feature fireplace
- Dining room with patio doors to the rear garden
- Fitted kitchen with a breakfast bar and space for freestanding appliances
- Three well proportioned bedrooms (main bedroom with fitted wardrobes)
- Bathroom with a three-piece suite and useful storage
- Lawned rear garden with patio seating area, sheds and greenhouse
- Driveway providing off-street parking

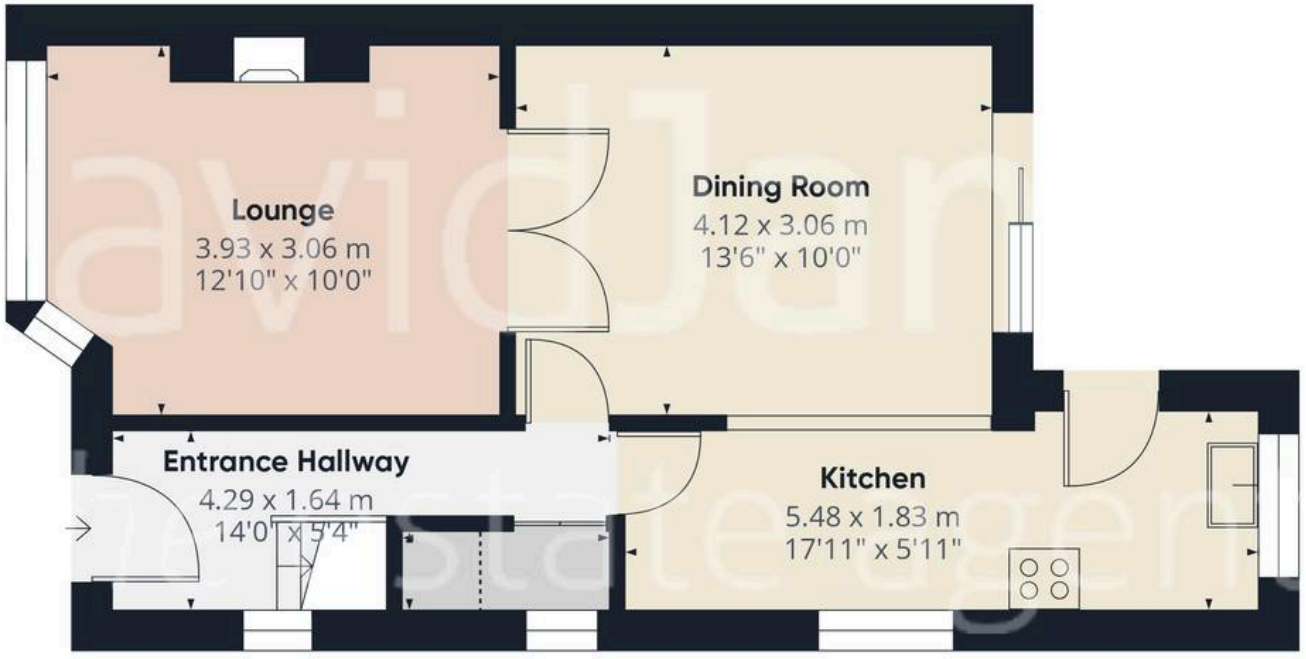




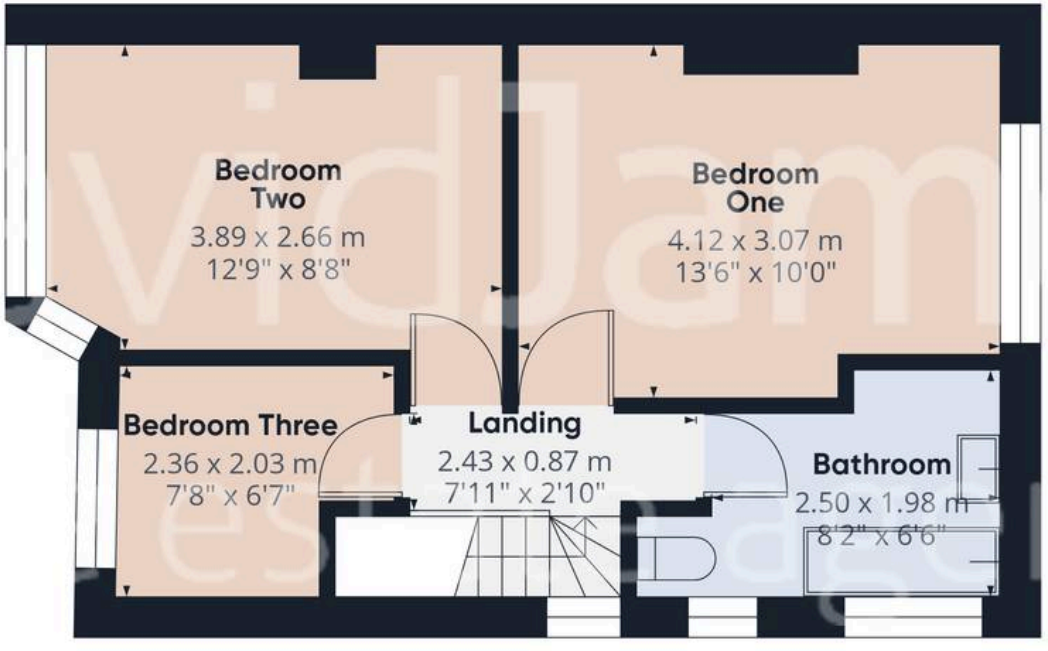









Floor 0







Floor 1

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**Approximate total area**(1)

75.9 m²
817 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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