



171 Charlbury Road, Nottingham, NG8 1NE

Asking Price £280,000

- Three Bedroom Semi Detached House
- Modern Kitchen and Bathroom
- Three Good Size Bedrooms
- Mature Rear Garden
- Large Open Plan Lounge/Diner
- Store to the side elevation
- Block Paved Driveway
- Cul-de-sac Location

171 Charlbury Road, Nottingham NG8 1NE

Spacious Three Bedroom Semi Detached House. Accommodation comprises; Open Plan Lounge/Diner, Modern Kitchen, Store, Three Good Size Bedrooms a First Floor Bathroom and a Conservatory. Externally there block paved driveway and extensive mature rear garden with large pond.



Council Tax Band: B



Entrance Porch

Door to Entrance Hall.

Hallway

Opens into the Lounge/Diner. Stairs to the first floor landing.

Lounge/Diner

26'7 x 10'6

Wood effect flooring. Bay window to the front. Opens into the Kitchen area. Door to the Conservatory.

Kitchen

14'7 x 5'10

Tiled flooring. A range of modern base and wall units with integrated dishwasher. Range cooker with extractor hood over. Window to the rear. Door to the store.

Conservatory

8'8 x 9'10

Wood effect flooring.

Store

25'2 x 7'6

Houses gas boiler and has plumbing for a washing machine.

Landing

Doors to all Bedrooms and the Bathroom.

Master Bedroom

11'8 x 10'6

Bay window to the front. Wood flooring.

Bedroom Two

10'11 x 10'6

Wood effect flooring. Window to the rear.

Bedroom Three

7'4 x 6'6

Wood flooring. Window to the front.

Bathroom

8'3 x 6'6

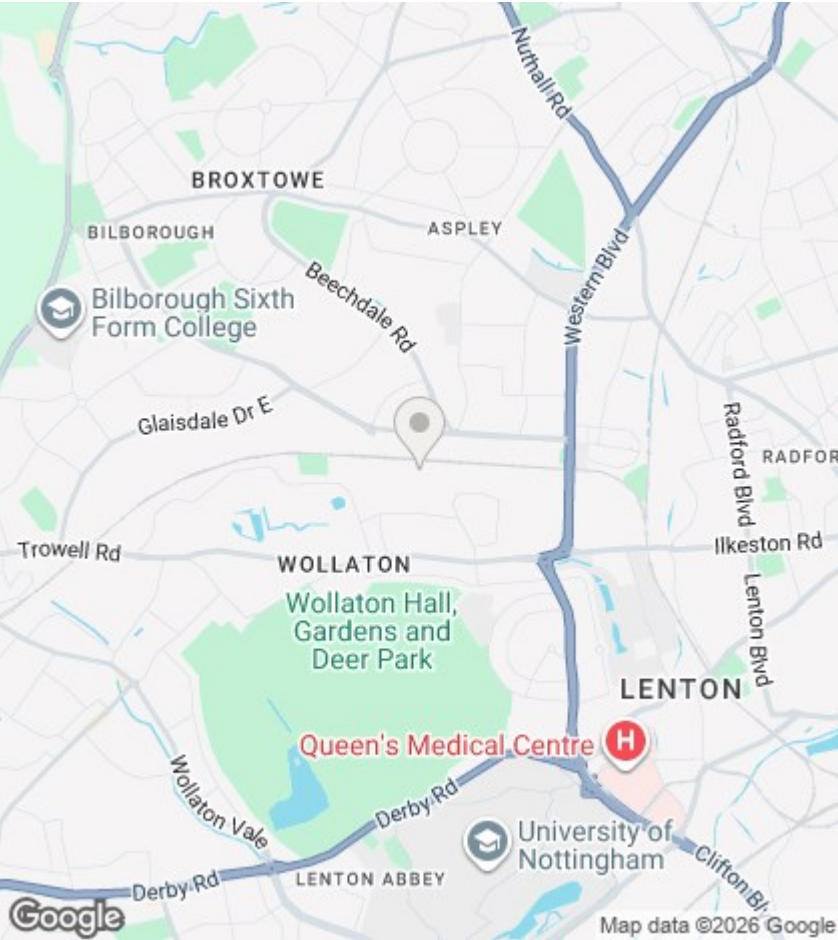
Panelled bath with shower over, Vanity unit with inset sink and toilet. Windows to the side and rear.

Exterior

Block paved driveway to the front. Mature gardens to the rear.





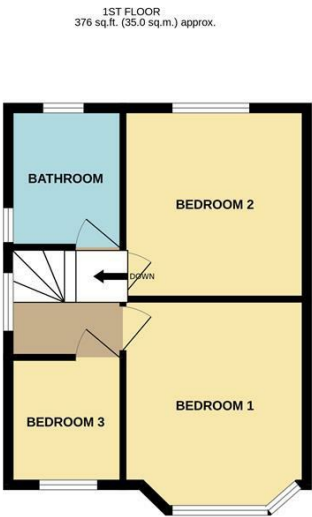


Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



TOTAL FLOOR AREA: 1085 sq.ft. (100.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025