



**59 Newfield Road, Nottingham – NG5 1HF**

Offers Over **£275,000**

**DavidJames**  
the estate agent



## 59 Newfield Road

Nottingham, Nottingham

GUIDE PRICE £300,000–£325,000 Traditional detached house close to Sherwood's excellent amenities and near Nottingham City Hospital! Features 3 double bedrooms, spacious lounge, modern kitchen, tiled bathroom, garage and a tiered garden.

Council Tax band: C

Tenure: Freehold

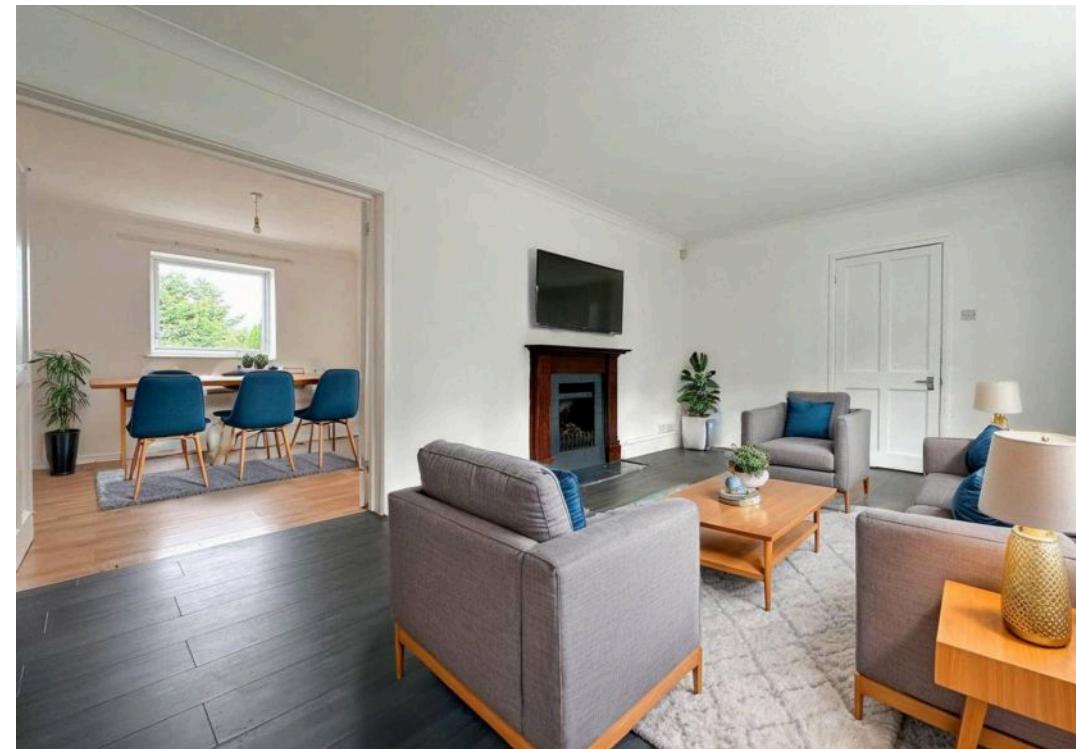
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Traditional style detached house situated close to Nottingham City Hospital
- Entrance hall with laminate flooring
- Lounge with bow window and fireplace as well as laminate flooring
- Dining room with laminate flooring (currently used as a ground floor bedroom)
- Breakfast kitchen with a range of base and eye level units, integrated oven, hob and extractor
- Fully tiled bathroom with white suite and mixer shower, separate Wc, separate shower space with shower cubicle with mains shower
- Combination gas central heating, UPVC double glazing, alarm system
- Block paved driveway provides off road parking, garage with electric roller door
- Tiered rear garden with initial decked area taking in partial views across the local area









Approximate total area<sup>(1)</sup>

115.01 m<sup>2</sup>

1238 ft<sup>2</sup>

Floor 0



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



## David James Estate Agents

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