



**3 March Close, Nottingham – NG5 9RF**

Guide Price **£210,000**

**DavidJames**  
the estate agent



## 3 March Close

Nottingham, Nottingham

Well-presented link semi-detached home with a modern finish and convenient access to nearby amenities. Spacious lounge, well-equipped kitchen, two bedrooms and modern bathroom plus off-street parking!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

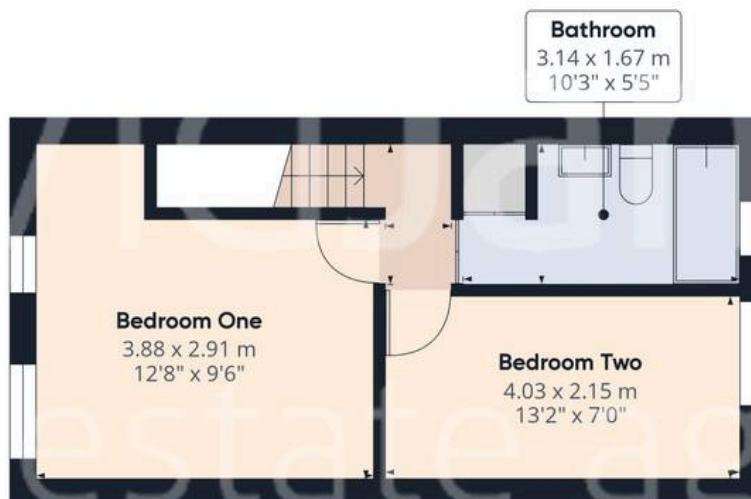
- Well-presented link semi-detached home
- Convenient location close to amenities and transport links
- Neutral décor throughout offering a move-in-ready interior
- Welcoming lounge with feature gas fire, soft grey carpet and patio doors providing garden views
- Modern kitchen featuring timber-finish units paired with black worktops and integrated appliances
- Two first floor bedrooms
- Modern bathroom with a three-piece suite, twin-head showers and a towel radiator
- Benefitting from uPVC double glazing, Baxi Boiler and a working alarm system
- Enclosed rear garden with lawn and an initial patio seating area
- Driveway and useful garage







Floor 0



Floor 1

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

73.86 m<sup>2</sup>

795.02 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.



## David James Estate Agents

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