



**9 Breconshire Gardens, Nottingham – NG6 0RF**

Guide Price **£220,000**

**DavidJames**  
the estate agent



## 9 Breconshire Gardens

Nottingham, Nottingham

GUIDE PRICE £220,000 – £230,000 Modern 3 bed townhouse offered with no chain and ideal for first-time buyers, investors or commuters seeking easy access to transport links and Nottingham City Hospital!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

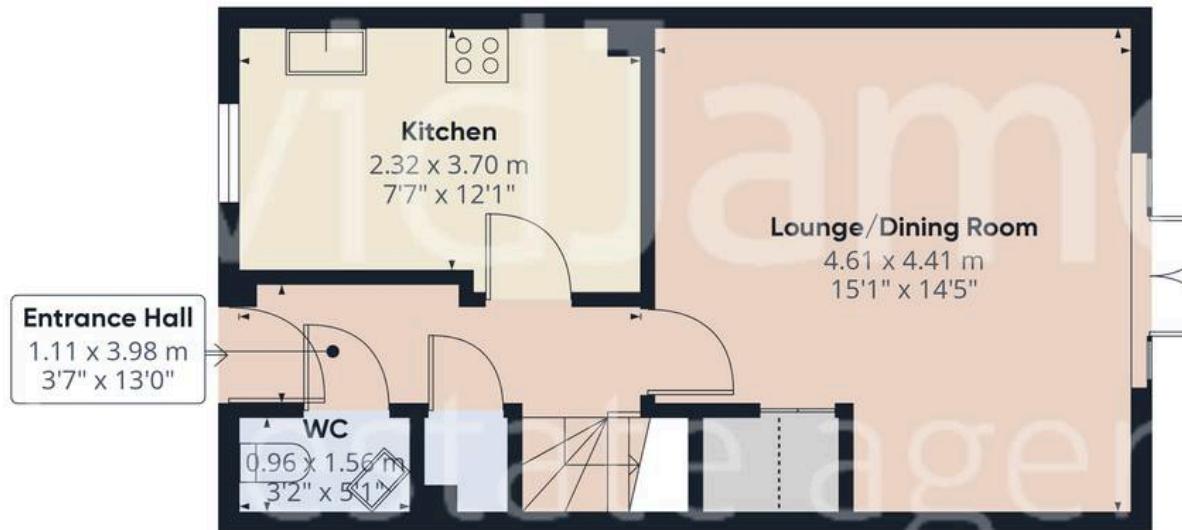
EPC Environmental Impact Rating: B

- Mid-townhouse
- Offered to the market with no upward chain
- Within easy reach of local amenities and Nottingham City Hospital as well as frequent bus, tram and train links
- Entrance hall with a cloakroom/WC and useful storage
- Good-sized lounge/dining room with feature French doors
- Fitted modern kitchen with a range of appliances
- Three bedrooms (bedrooms one and two with fitted wardrobes)
- Modern family bathroom and a main bedroom en-suite shower room
- South-easterly facing enclosed rear garden with artificial lawn and paved patio areas
- Two allocated parking space to the front







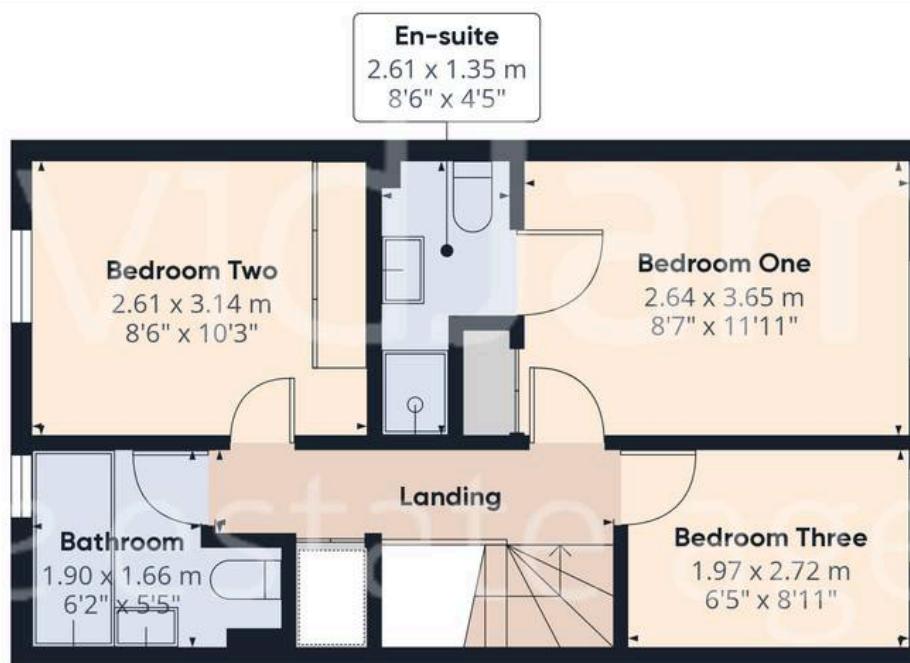


Approximate total area<sup>(1)</sup>

71.03 m<sup>2</sup>

764.57 ft<sup>2</sup>

Floor 0



(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

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • [arnold@david-james.com](mailto:arnold@david-james.com) • [www.david-james.com](http://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.