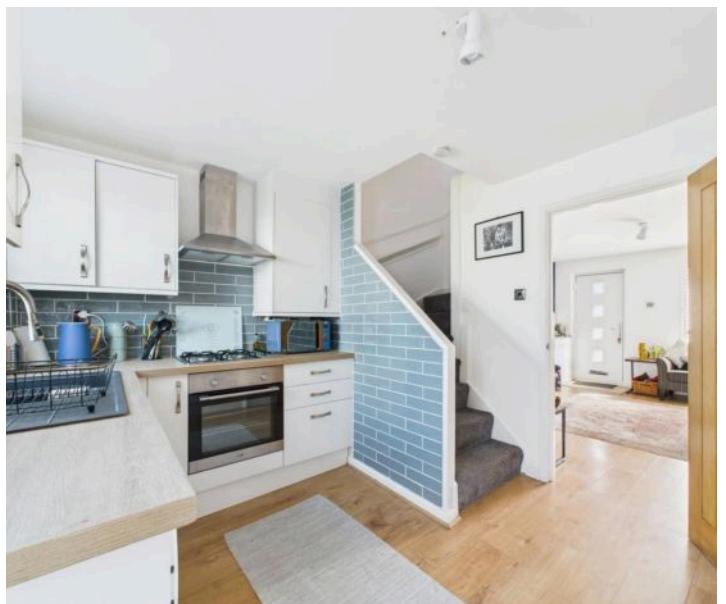




16 Okehampton Crescent, Nottingham – NG3 5SE

Guide Price £220,000

DavidJames  
the estate agent



## 16 Okehampton Crescent

Nottingham, Nottingham

Beautifully-presented 2 bed townhouse close to the stunning Gedling Country Park! Bright lounge, modern kitchen, conservatory and shower room plus a superb garden, multi-vehicle drive and garage!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Beautifully-presented townhouse
- Ideal for first-time buyers or those looking to downsize
- A short walk from Sainsbury's Local, Spring Lane Farm Shop and the stunning Gedling Country Park
- Bright and spacious lounge with fitted shutters
- Superb modern kitchen with integrated cooking appliances
- Fantastic versatile conservatory with French doors
- Two first floor bedrooms (main bedroom with fitted wardrobes)
- Contemporary shower room with a three-piece white suite
- Good-sized and enclosed rear garden with lawn and decked patio seating space
- Block paved multi-vehicle front driveway and a garage within a communal block





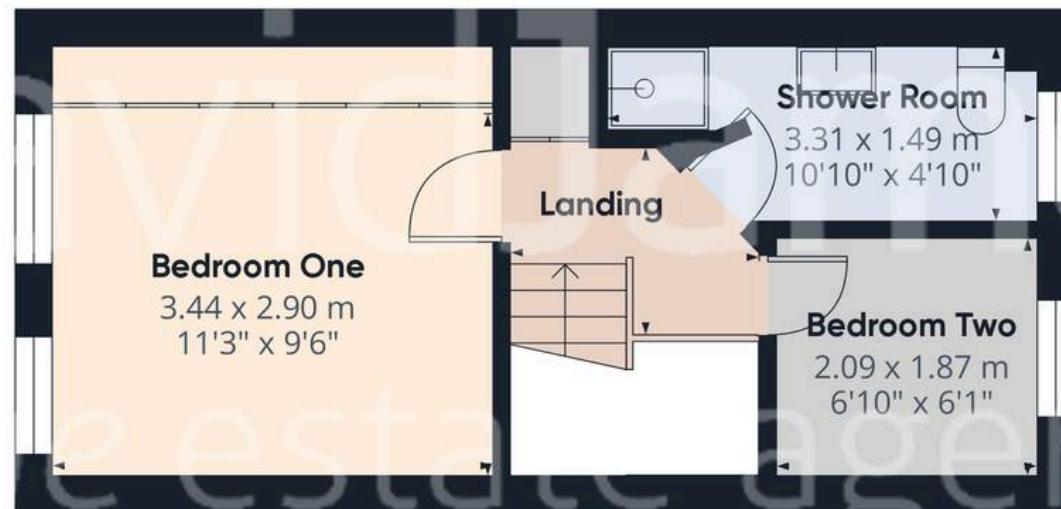


Floor 0

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

57.2 m<sup>2</sup>

615.69 ft<sup>2</sup>



Floor 1

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



## David James Estate Agents

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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.