



**7 Salcombe Drive, Redhill – NG5 8JF**

Guide Price **£300,000**

**DavidJames**  
the estate agent



## 7 Salcombe Drive

Redhill, Nottingham

GUIDE PRICE £300,000-£325,000 Extended 3 bed detached home available with no chain! Open plan lounge/dining space, kitchen and southerly-facing rear garden plus driveway parking and a large garage.

Council Tax band: D

Tenure: Freehold

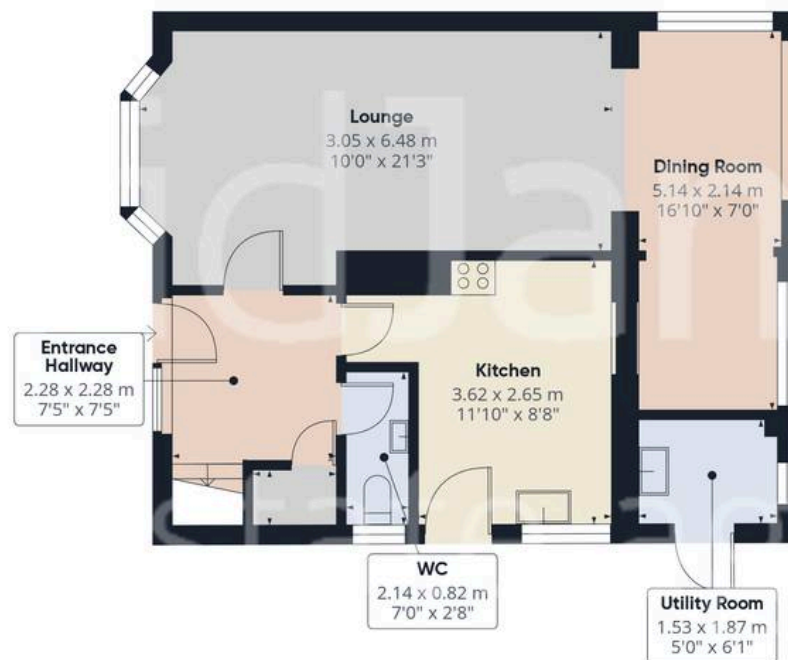
EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Extended detached family home
- Offered to the market with no upward chain
- Lots of scope to personalise
- Within easy reach of Arnold's nearby amenities, popular schools and the stunning Bestwood Country Park
- Large freshly-carpeted lounge and an adjoining versatile dining room
- Well-maintained kitchen with walnut-effect worktops and integrated appliances
- Three first floor bedrooms (including two double bedrooms)
- First floor family bathroom with a convenient downstairs WC
- Generous and southerly-facing lawned rear garden with mature planting
- Driveway and large garage providing additional parking or storage







Floor 0

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

91.9 m<sup>2</sup>

989 ft<sup>2</sup>

Reduced headroom

0.9 m<sup>2</sup>

9 ft<sup>2</sup>



Floor 1

(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 are based on RICS IPMS 3C standard.

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## David James Estate Agents

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