



49 Christina Crescent, Nottingham – NG6 8SH

Guide Price £375,000 – £400,000

DavidJames
the estate agent



49 Christina Crescent

Nottingham, Nottingham

GUIDE PRICE £375,000-£400,000 Stylish 3 bed detached home in a cul-de-sac near amenities and transport links! Stunning open plan living, superb kitchen, a generous garden and multi-vehicle parking!

Council Tax band: C

Tenure: Freehold

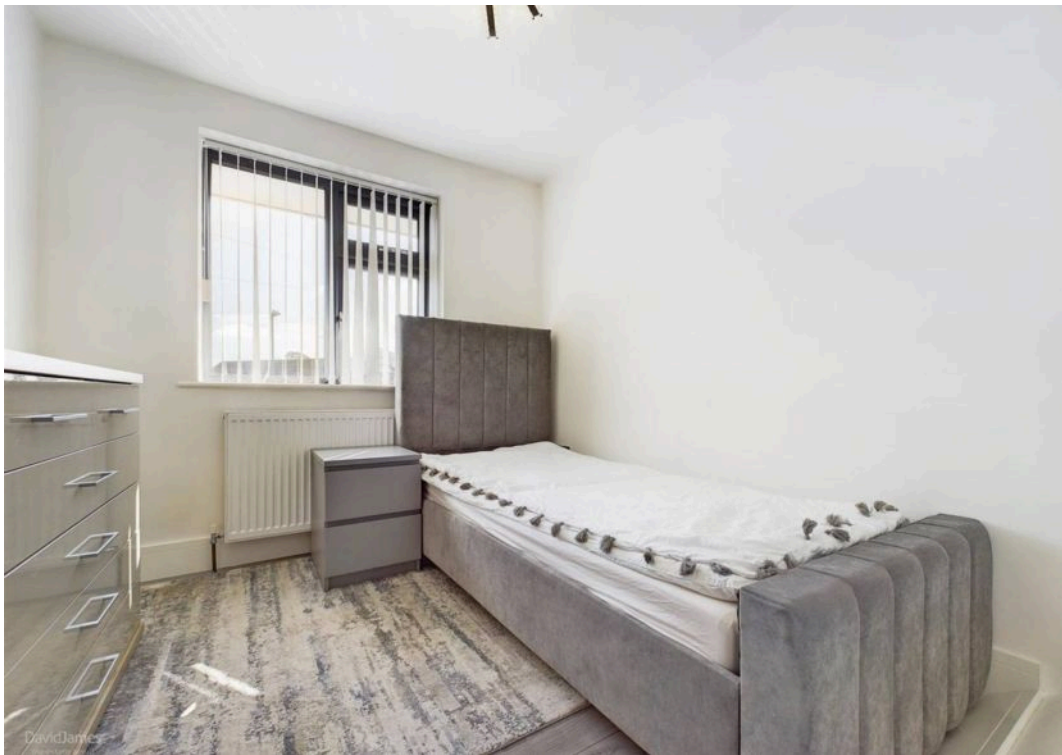
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Stylish detached family home
- Within easy reach of local amenities, schools and both bus/tram links to the City
- High quality entrance door with fingerprint-entry and hall with a convenient cloakroom/WC
- Superb open plan ground floor living space with bi-fold doors
- Beautiful contemporary breakfast kitchen with integrated Neff appliances
- Three first floor bedrooms
- First floor modern family shower room with white suite
- Ground floor underfloor heating system
- Generous lawned garden with patio area and useful detached storage outbuilding
- Off-street parking and a large detached garage









Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

84.94 m²

914.34 ft²

Reduced headroom

0.44 m²

4.72 ft²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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

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David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

0115 955 5550 • arnold@david-james.com • www.david-james.com

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