



12 Alma Road, Nottingham – NG3 2NU

Guide Price £270,000

DavidJames
the estate agent



12 Alma Road

Nottingham, Nottingham

Well-presented 3-bed detached home with instant kerb appeal in a convenient position close to Nottingham City Centre! Featuring a spacious lounge/diner, conservatory, stylish wet room & driveway!

Council Tax band: C

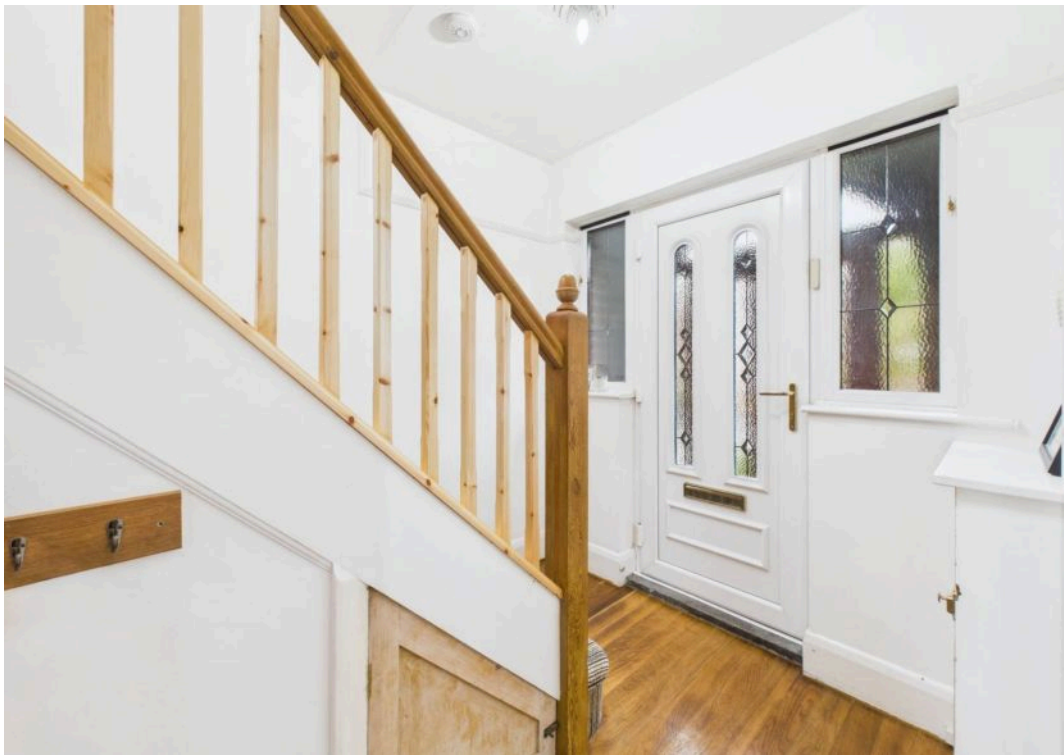
Tenure: Freehold

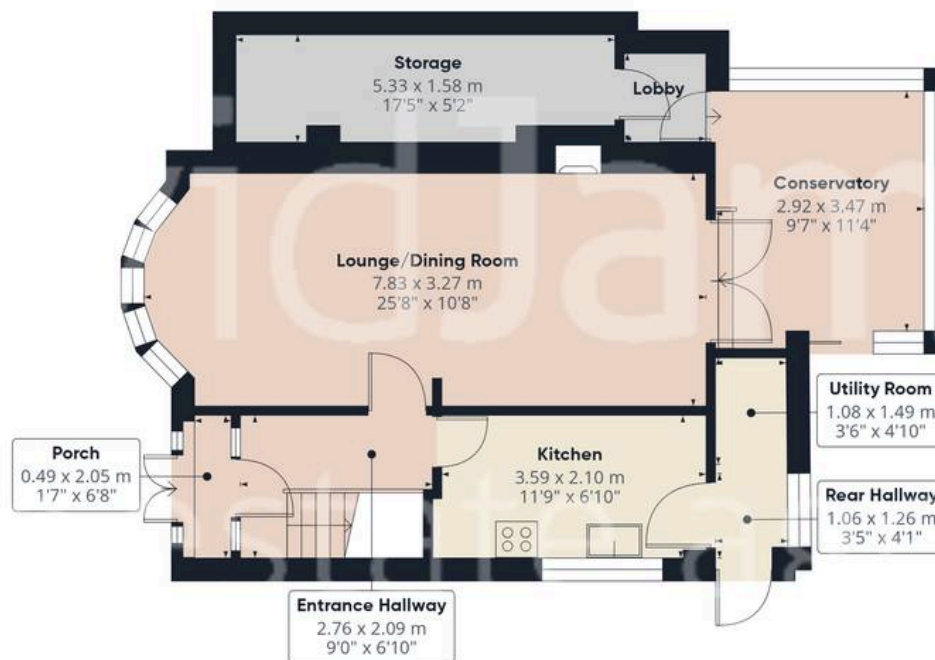
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Well-presented detached home
- Extensive range of amenities within easy reach including shops, supermarkets, restaurants and transport links
- Welcoming entrance porch and hallway
- Generously proportioned lounge/dining room with feature log burning stove
- Bright and versatile conservatory
- Well-equipped shaker-style kitchen with an integrated gas hob, oven, extractor hood, dishwasher and utility room
- Three bedrooms (comprising two good-sized doubles and a single bedroom featuring a charming triangular bay window)
- Stylish and spacious wet room fitted with a shower enclosure, double-width sink and back-to-wall WC
- Generous rear garden with concrete imprinted patio, paving, gravel and a useful log store
- Gated side access with front imprinted driveway providing valuable off-street parking







Floor 0



Floor 1

Approximate total area⁽¹⁾

99.2 m²

1066 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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