



36 Breconshire Gardens, Nottingham – NG6 0RF

Guide Price £270,000

DavidJames
the estate agent



36 Breconshire Gardens

Nottingham, Nottingham

Well-presented 3-storey townhouse in a desirable cul-de-sac just moments from amenities, frequent bus/tram links and Nottingham City Hospital! Open plan living, en-suite and parking for 2 vehicles!

Council Tax band: C

Tenure: Freehold

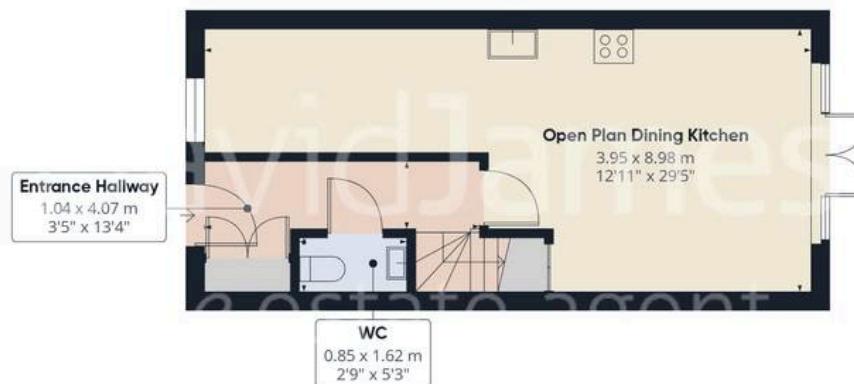
EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Well-presented and versatile three-storey townhouse
- Cul-de-sac location within easy reach of local amenities, schools and bus/tram links
- Ideal for growing families, commuters or healthcare professionals seeking convenient access to City Hospital
- Welcoming entrance hall with a convenient cloakroom/WC
- Stylish open plan dining kitchen with integrated appliances and French doors
- Inviting first floor lounge (previously configured as a fourth bedroom)
- Three well-proportioned bedrooms (first floor main bedroom with an en-suite)
- Contemporary family bathroom with an over-bath shower and modern tiled finishes
- Enclosed rear garden with paving, artificial grass and raised decking
- Two allocated parking spaces positioned to the front of the property







Approximate total area⁽¹⁾

92.7 m²
998 ft²

Reduced headroom
3.7 m²
40 ft²



(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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