



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

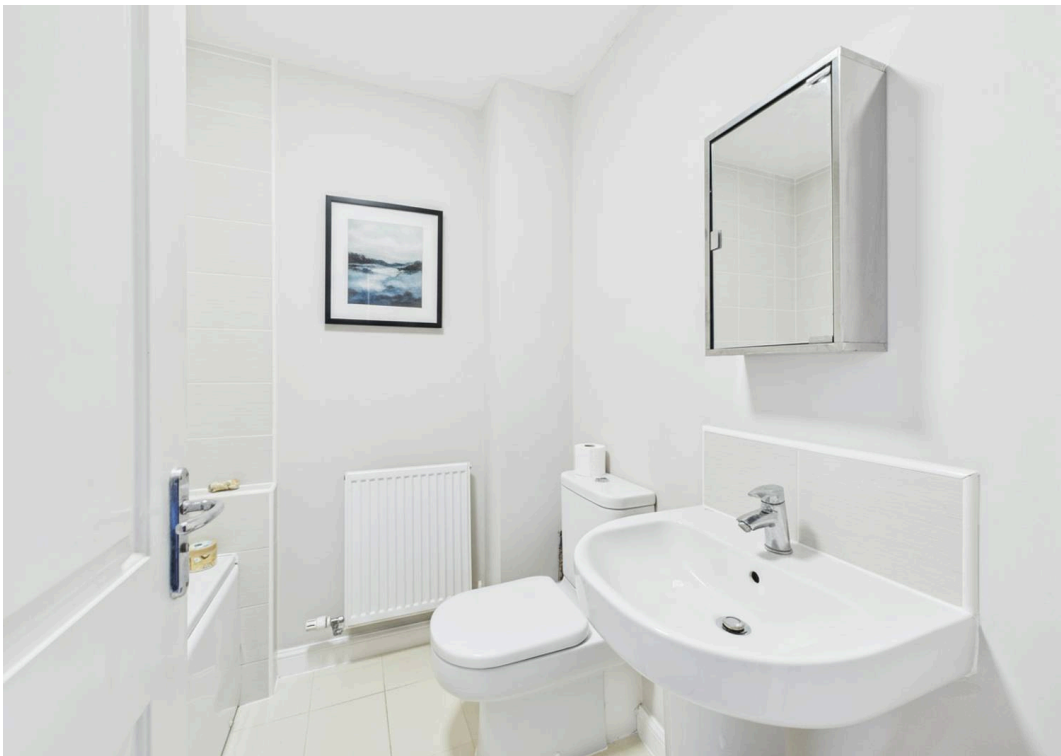
EPC Energy Efficiency Rating: B

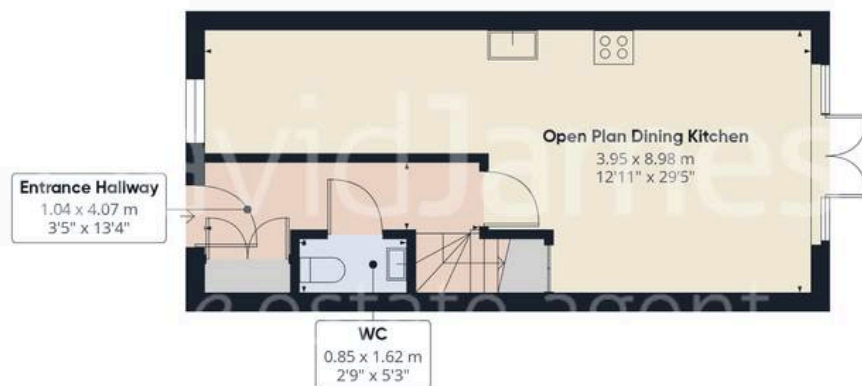
EPC Environmental Impact Rating: B

- 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









Floor 0



Floor 1



Floor 2



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.

GIRAFFE360



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

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

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.