



17 Hopwood Road, Gedling – NG4 4NA

Guide Price **£165,000 – £170,000**

DavidJames
the estate agent



17 Hopwood Road

Gedling, Nottingham

GUIDE PRICE £165,000–£170,000 Stylish 2 double bed apartment with no upward chain! Open-plan living with excellent views, modern kitchen and allocated parking – all close to Gedling Country Park!

Council Tax band: B

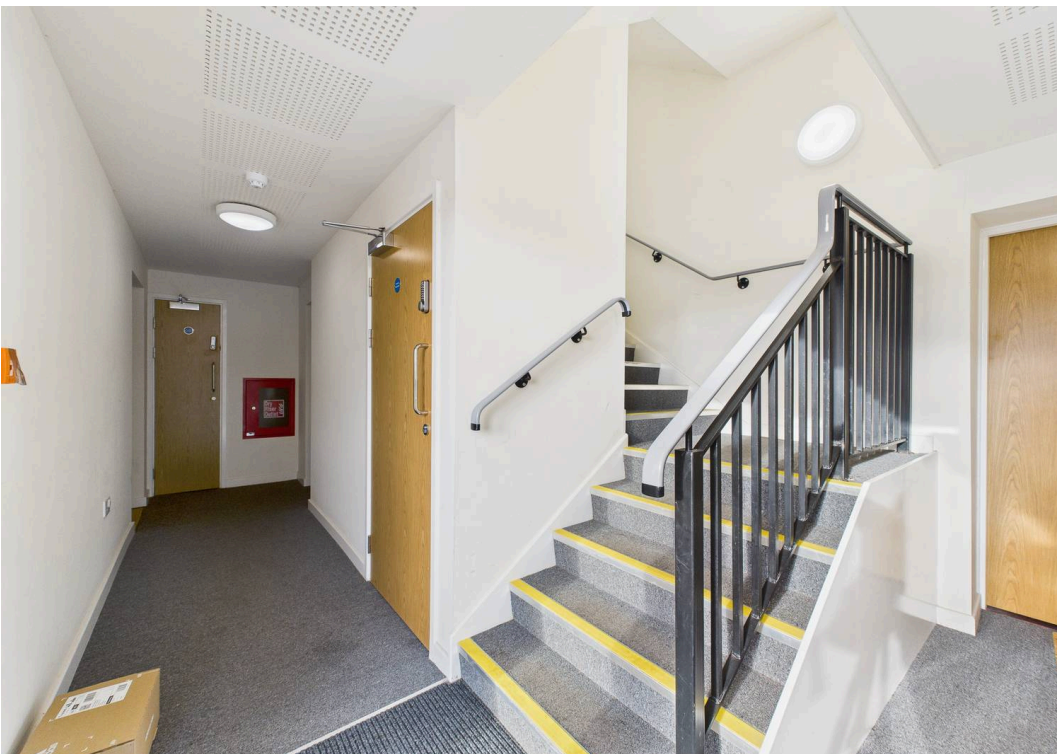
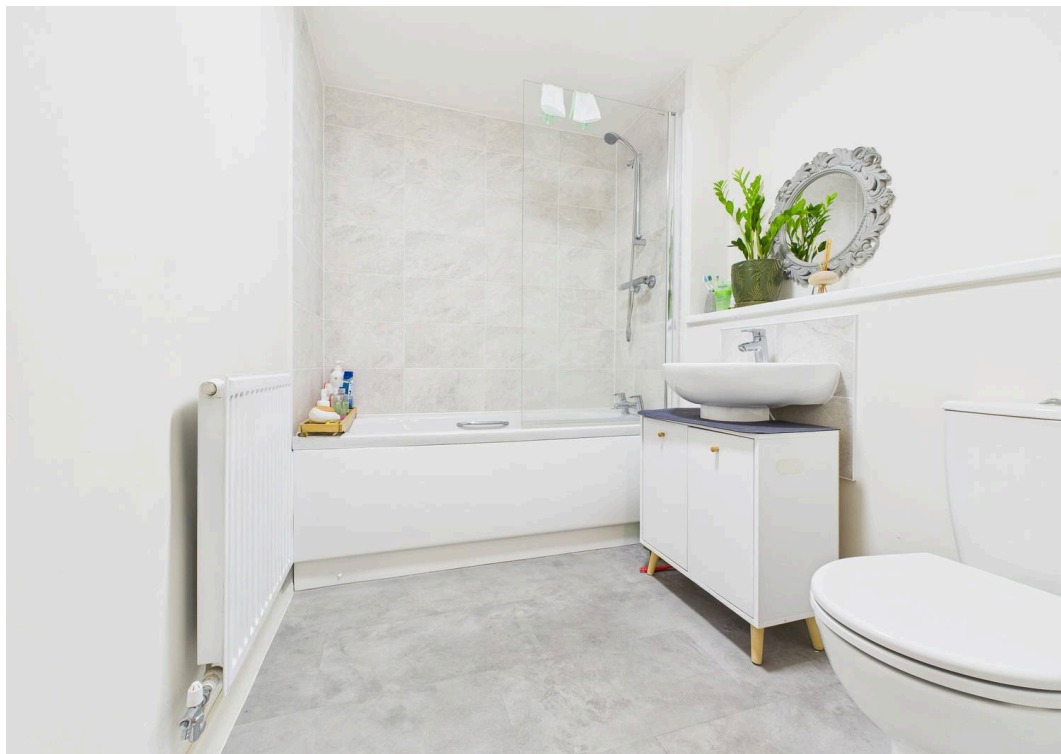
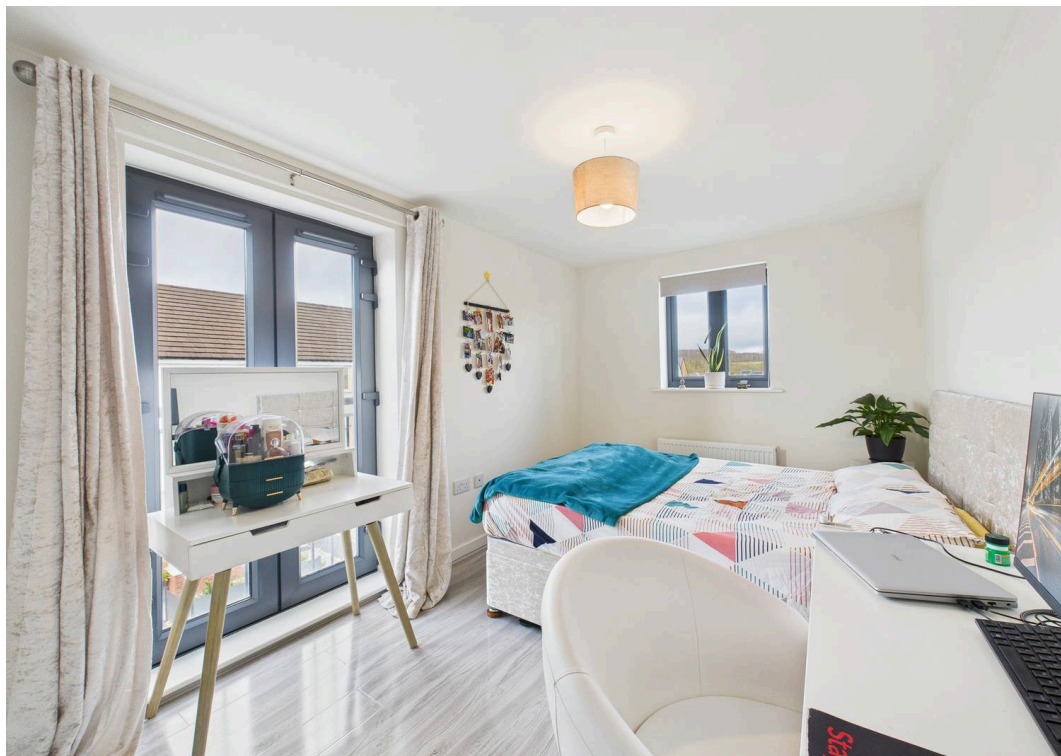
Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Stylishly-presented second floor apartment
- Offered to the market with no upward chain
- Ideal for first-time buyers, professionals or investors
- Located within walking distance of Gedling Country Park and frequent bus services
- Within easy reach of both Gedling and Mapperley's amenities
- Bright and spacious open-plan lounge and dining area with a Juliet balcony offering stunning views
- Modern kitchen with integrated cooking appliances
- Two neutrally-decorated bedrooms offering flexible living arrangements
- Modern bathroom with a three-piece white suite and over-bath shower
- Allocated parking space







Approximate total area⁽¹⁾

48.2 m²

519 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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