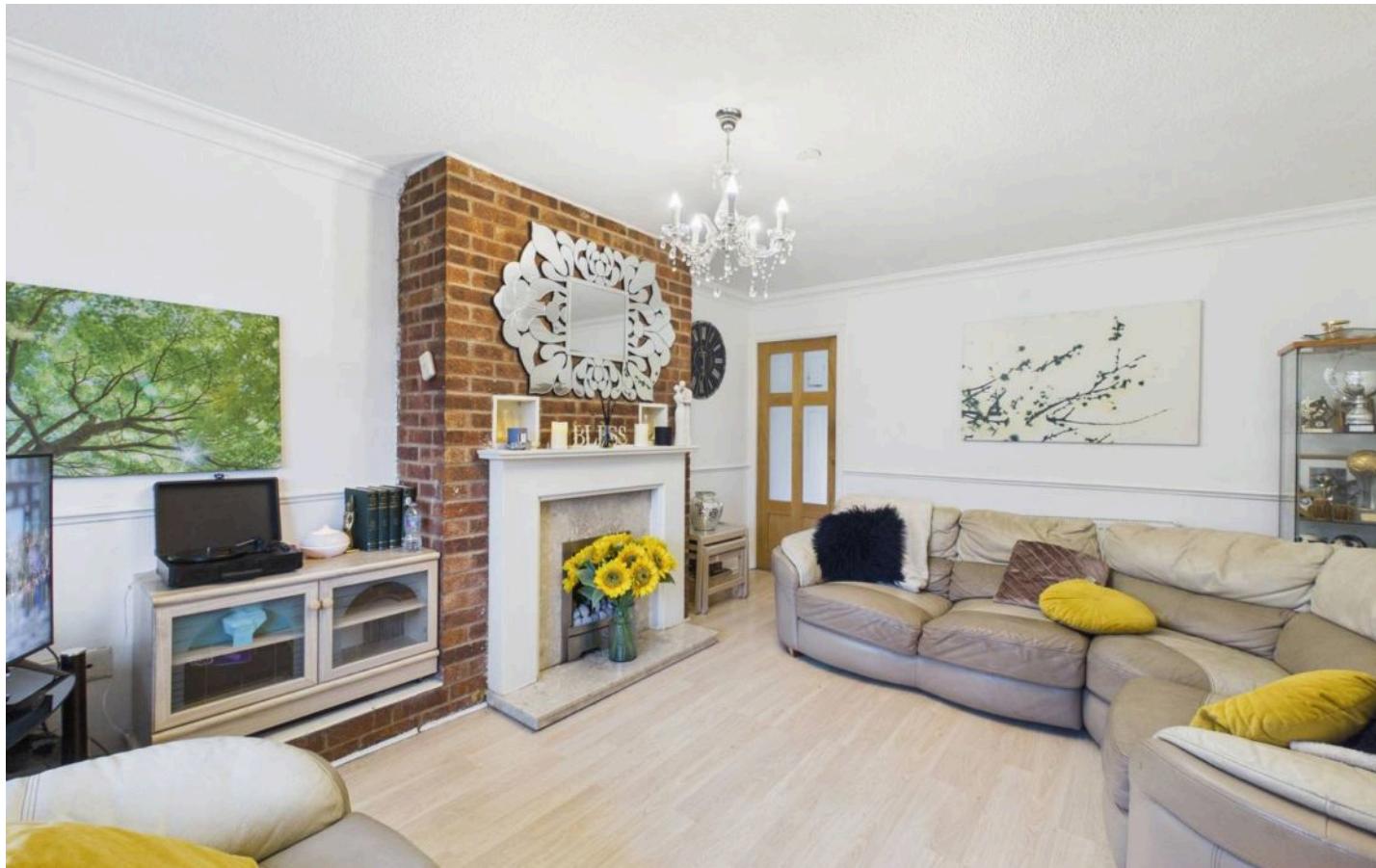




**47 Torkard Drive, Nottingham – NG5 9HR**

Guide Price **£210,000**

**DavidJames**  
the estate agent



## 47 Torkard Drive

Nottingham, Nottingham

Semi-detached house in a cul-de-sac position with a bay-fronted lounge, dining kitchen and three bedrooms, south facing garden, tandem driveway and garage. Ideal for first time buyers or investors!

Council Tax band: B

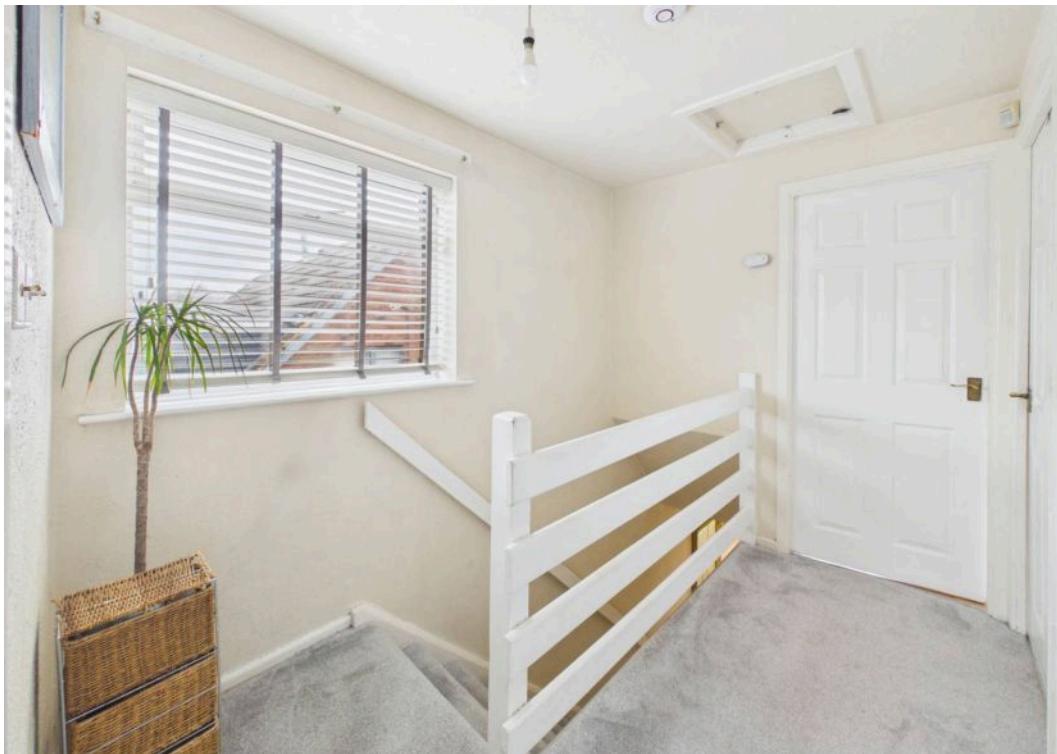
Tenure: Freehold

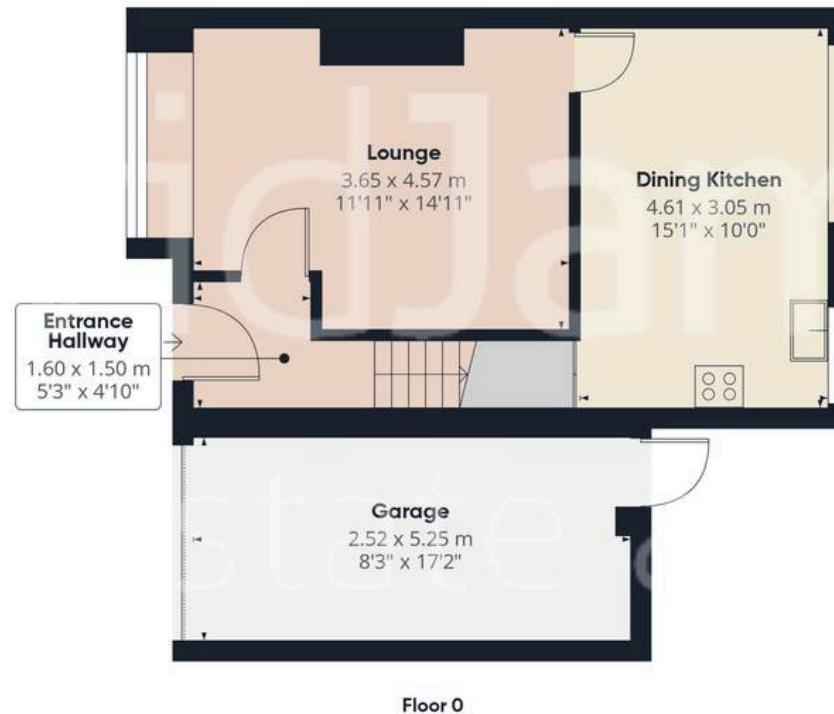
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Semi-detached home in cul-de-sac position
- Excellent opportunity for a first-time buyer or a buy-to-let investor
- Ideally located for taking advantage of nearby amenities, bus services and local country park
- Bright and inviting lounge featuring exposed brick wall with fireplace
- Well-appointed dining kitchen with breakfast bar and integrated cooking appliances
- First floor landing with built-in storage cupboard and loft access
- Three bedrooms (including main bedroom with fitted wardrobes)
- White modern three-piece bathroom suite
- Private enclosed rear garden enjoying a south facing aspect
- Tandem driveway and garage providing ample off-street parking



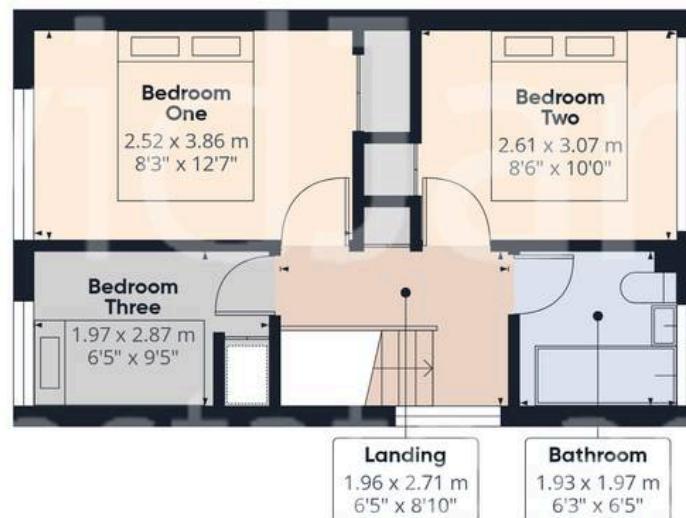




Approximate total area<sup>(1)</sup>

81.1 m<sup>2</sup>

872 ft<sup>2</sup>



(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.





## David James Estate Agents

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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.