



37 Marnham Drive, Nottingham - NG3 5HG

Guide Price **£220,000**





37 Marnham Drive

Nottingham, Nottingham

Deceptively spacious 3-bed mid-terrace with driveway & southerly-facing garden. Featuring a delightful kitchen, bright lounge/dining room & stylish bathroom, all close to amenities, shops & bus links!

Council Tax band: A

Tenure: Freehold

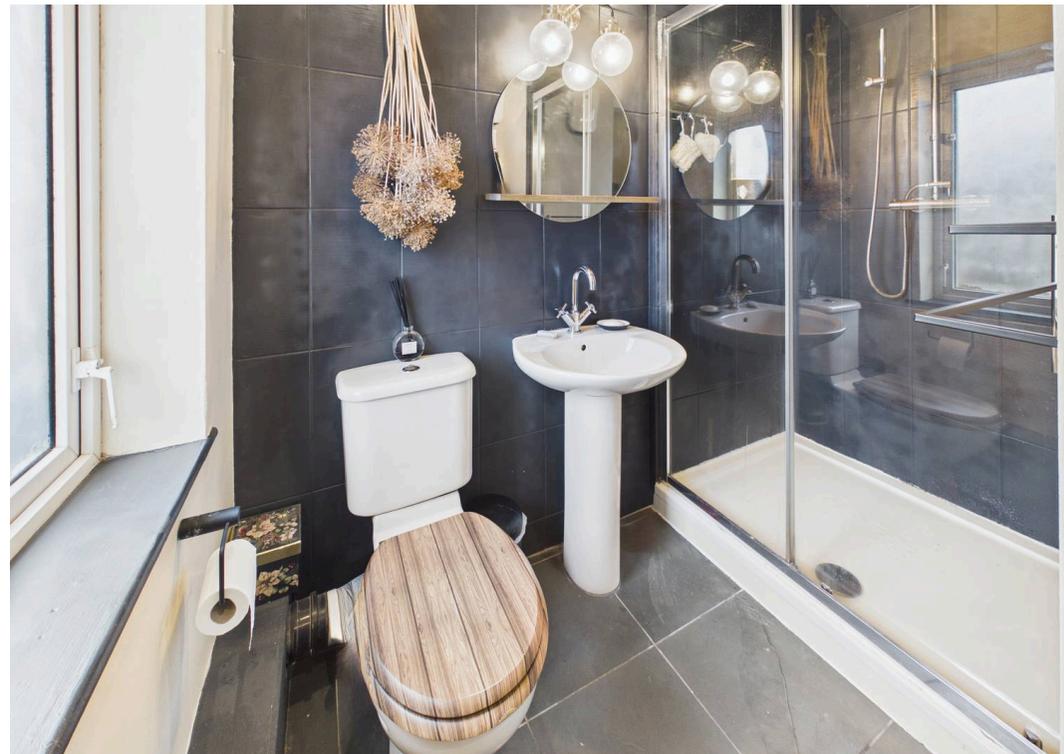
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Charming mid-terrace home offering generous accommodation throughout
- Available to purchase with no upward chain
- Well placed location close to amenities, shops and transport links
- Ideal opportunity for first time buyers, families or investors
- Inviting porch leading to spacious lounge/dining room with dual aspect windows
- Stylish shaker style kitchen with Belfast sink and integrated appliances
- Three double bedrooms with delightful warm toned wood flooring
- Stylish four-piece bathroom suite with roll-top bath and separate shower enclosure
- Southerly-facing rear garden with patio, lawn and decked seating area
- Double width front driveway providing off street parking for two vehicles

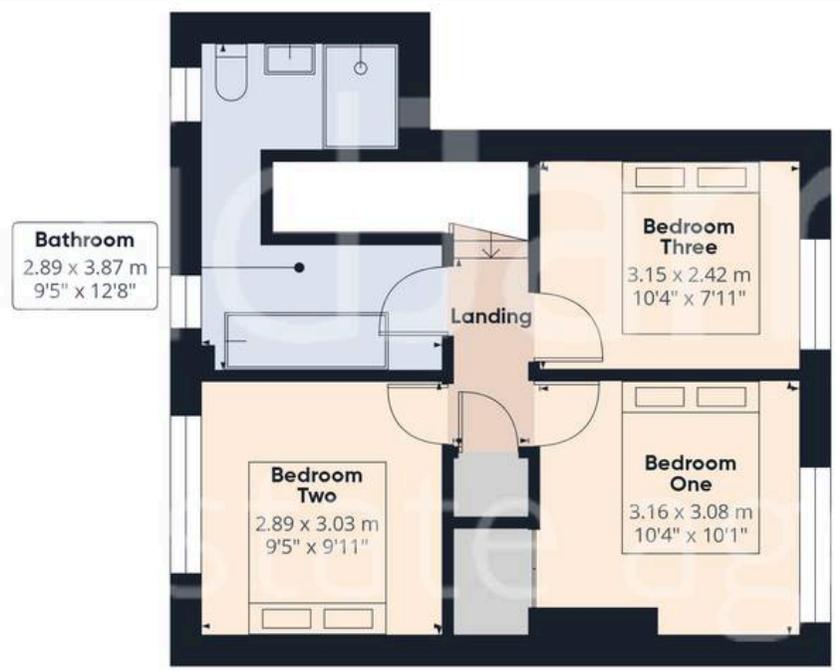








Floor 0



Floor 1



Approximate total area⁽¹⁾
82.6 m²
890 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.



David James Estate Agents

98-100 Front Street, Arnold - NG5 7EJ

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

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