







Guide Price £185,000- £195,000

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Holly Gardens  
Thorneywood  
Nottingham

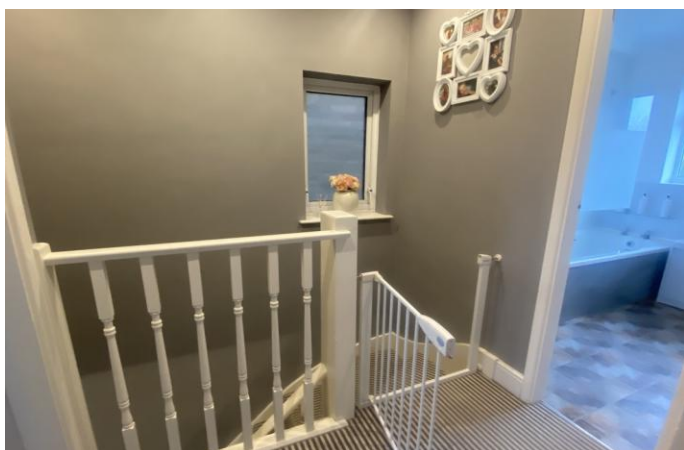
NG3 2PB

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EPC Rating 'E'

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Beautifully presented detached property in a popular location. In brief the accommodation spans two floors and comprises a porch, living room and kitchen with dining area, to the ground floor. To the first floor is a family bathroom and three bedrooms. To the front of the property there is parking and a path leading to a garden enclosed by hedging and fencing. To the rear is a low maintenance garden with artificial turf and decked patio. The property is in a popular, established residential area close to a wide range of amenities including schools, shops and public transport links as well as recreational and leisure facilities. An internal viewing of the property is recommended to appreciate both the accommodation and location, contact us now to book your personal viewing appointment.





UPVC DOUBLE GLAZED DOOR TO -

PORCH

Laminate flooring and cupboard housing the meters.

LIVING ROOM

15' 1" x 15' 3" (4.62m x 4.66m)

uPVC door glazed bay window to the front, laminate flooring, feature fireplace with marble hearth, stairs to upstairs accommodation, coving to the ceiling and door to-

KITCHEN DINER

10' 4" x 13' 11" (3.16m x 4.26m)

With a range of fitted wall and base units, wall unit housing boiler, stainless steel sink with mixer tap, gas hob, electric oven, extractor fan, tiled splash backs, storage cupboard, coving to the ceiling, integrated dishwasher, spaces for a washing machine, fridge freezer and door to pantry. uPVC double glazed window and french doors to the rear.

LANDING

uPVC double glazed window to the side, doors to three bedrooms and family bathroom. Loft hatch and spotlights to the ceiling

FAMILY BATHROOM

Three piece bathroom suite comprising a low level WC, pedestal sink, bath with electric shower over, partly tiled walls, vinyl flooring, extractor fan, chrome heated towel rail and opaque uPVC double glazed window to the rear. Storage cupboard housing boiler.

MASTER BEDROOM

10' 9" x 8' 7" (3.30m x 2.62m)

uPVC double glazed window to the rear, coving to the ceiling and a radiator.

BEDROOM TWO

14' 1" x 7' 6" (4.31m x 2.29m)

uPVC double glazed window to the front, coving to the ceiling and a radiator.

BEDROOM THREE

10' 1" x 7' 5" (3.09m x 2.27m)

uPVC double glazed window to the front, coving to the ceiling and a radiator.

OUTSIDE

To the front of the property there is a private driveway and a path leading to a garden enclosed by hedging and fencing. There is also a seating area and feature lighting and gate leading to the rear garden. The rear garden has artificial turf, decking and water tap. There is also a shed with power.



Tenure: Freehold

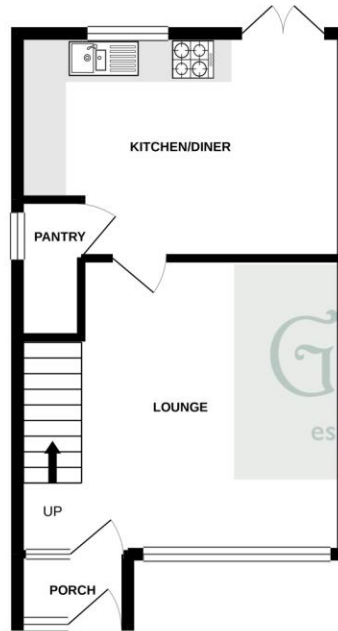
Council Tax Band B

Local Authority: Nottingham City Council

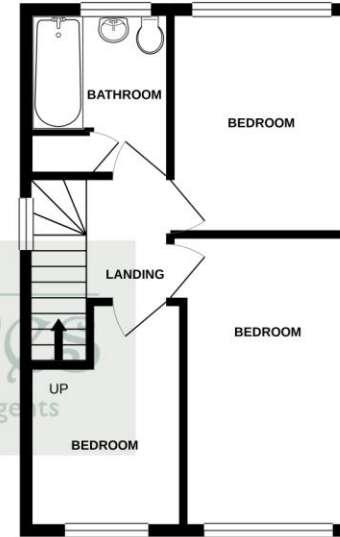
### Property Directions:

Leaving our Mapperley office head south-west on Plains Road / Woodborough Road towards the City Centre. Turn left at the traffic lights onto Porchester Road. Head past the Punch Bowl and then turn right onto Radstock Road and left onto Kelvin Road. Then turn left onto Thorneyhill, round the corner onto Holly Avenue and left onto Holly Gardens.

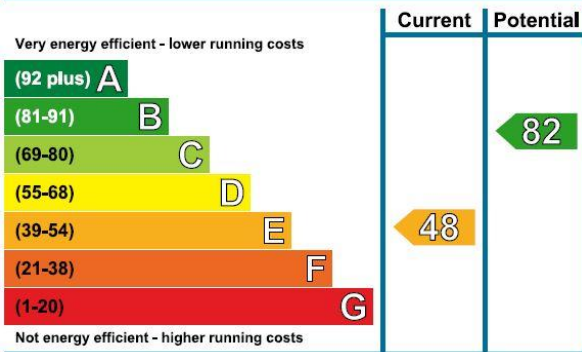
GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
377 sq.ft. (35.0 sq.m.) approx.



### Energy Efficiency Rating



TOTAL FLOOR AREA: 770 sq.ft. (71.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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