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OFFERS IN EXCESS OF

£175,000

St. Albans Road

Nottingham, NG5 6GT

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PROPERTY SUMMARY

Located on St. Albans Road in Arnold, Nottingham, this well-presented three-bedroom semi-detached home offers an excellent opportunity for a wide range of buyers.

Inside, you are welcomed by a comfortable and inviting reception room that works perfectly as a central living space for both relaxing evenings and entertaining guests. The layout flows well and creates a practical yet homely feel throughout.

Upstairs, there are three generously sized bedrooms, offering flexibility whether you need space for a growing family, visiting guests, or a dedicated home office. The family bathroom is conveniently positioned, making day-to-day living simple and functional.

A real appeal of this home is the potential it offers. While perfectly liveable as it stands, it also provides a fantastic blank canvas for those looking to modernise or personalise a property to their own taste and style. The property also benefits from an externally installed, owner-owned lift, offering effortless and convenient access.

The location is another strong benefit. With local supermarkets close by, everyday essentials are within easy reach, along with nearby healthcare facilities including Nottingham City Hospital and the Queen's Medical Centre. Excellent

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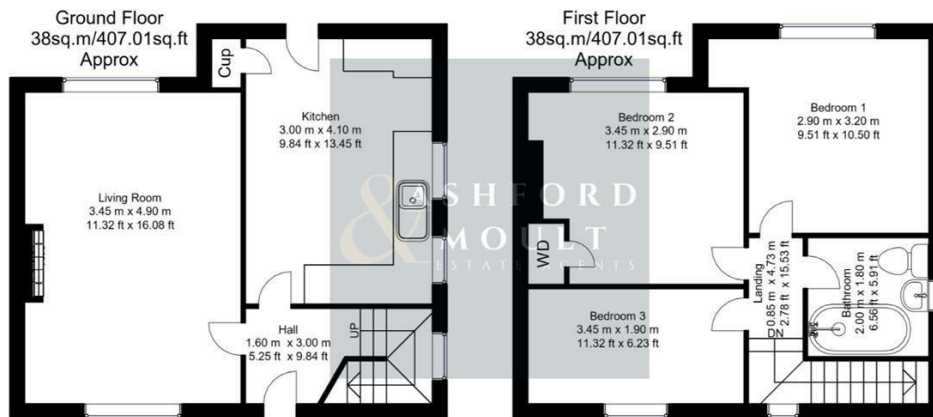








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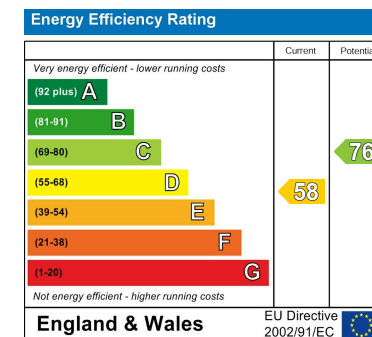
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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LOCAL AUTHORITY
Gedling Borough Council

TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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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