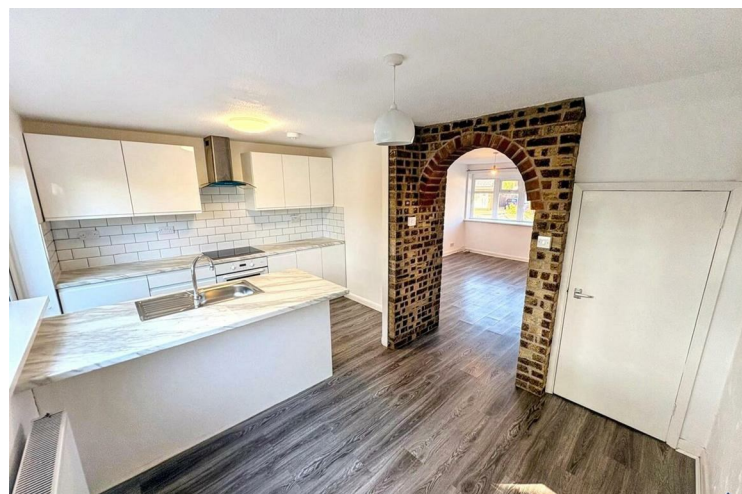




9 SWIGERT CLOSE NOTTINGHAM

£1,200 Per

A well-presented three-bedroom home offering spacious and versatile accommodation throughout. The property benefits from an entrance porch, a characterful lounge with large bay window and original brick archway, a modern kitchen and bathroom. Externally, the property enjoys a front garden, driveway, sheltered lockable car port, rear patio area, lawned garden and garage for storage.



• Garage • Sheltered car port • Driveway • Modern kitchen • 2 double bedrooms • Modern bathroom

Porch

Entering the property, there is a small entrance porch providing a practical space for shoes and coats.

Lounge

The spacious lounge is full of character and features a large bay window allowing plenty of natural light, along with an attractive original brick archway that adds charm to the room. Finished with grey laminate flooring, this is a bright and welcoming living space.

Kitchen / Diner

To the rear, the large kitchen/diner offers excellent room for both cooking and dining. Fitted with modern white handleless units, white tiled splashback, electric hob, stainless steel extractor fan and sink, the space is both stylish and practical. There is also access to the rear garden and side access to the property from here.

Master Bedroom

The property offers a large double bedroom finished with grey carpet and white walls, creating a neutral and comfortable space. A curtain pole is also included.

Bathroom

The bathroom is fitted with a three-piece suite comprising bath with shower over, WC and wash hand basin, finished in a clean and modern style.

Bedroom 2

A second double bedroom is located to the rear of the property and is again finished with grey carpet and white walls.

Bedroom 3

The single bedroom features grey carpet, white walls and

benefits from a built-in storage cupboard, making it ideal as a child's bedroom, dressing room or home office.

Garden

Externally, the front garden is mainly laid to lawn with a selection of small bushes, while the driveway leads to a sheltered, lockable car port. To the rear, there is a garage for storage (no power), a patio area ideal for outdoor seating, and a small lawned garden with bushes and shrubbery.

Location

The property is close to a variety of local amenities, schools and transport links. It also benefits from being close to the M1 and offering easy access into Nottingham city centre, making it a practical choice for commuters and families alike.

Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

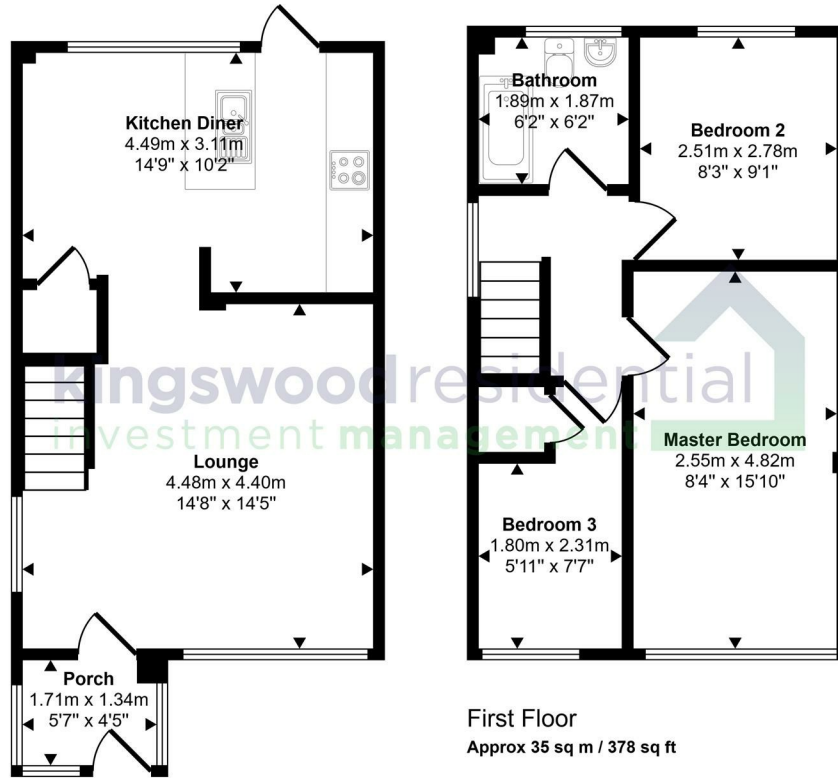
Council: Nottingham City Council



- Spacious lounge with brick archway
- Close to the M1 with easy access into Nottingham city centre
- Council Tax Band = B



Approx Gross Internal Area
72 sq m / 775 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

EPC Rating: C Council Tax Band: B

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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