



**218 Greenwood Road, Nottingham,
Nottinghamshire NG3 7FY**

£220,000

Tel: 0115 9680268



- Modern Semi Detached House
- Viewing Essential To Appreciate
- Three Bedrooms
- New Boiler Fitted 2024
- Large Lounge Diner
- Private Rear Garden
- Off Road Parking
- Popular Location

A beautifully presented three bedroom semi-detached house standing proudly in a wonderful elevated position set back from the ever popular Greenwood Road. This wonderful family home is perfect for those looking for an excellent property to move straight in and enjoy with a neutral yet modern kitchen and bathroom, large 33ft open plan lounge diner. A viewing is essential to truly appreciate this property for its space, style and value for money.

The spacious accommodation comprises an entrance hall, large lounge and dining room opened together which has created an excellent and easily useable flexible space. Well presented kitchen having a pleasant range of shaker style units. To the first floor landing there are three bedrooms including two doubles and a well presented bathroom.

Externally, the property stands proudly in an elevated position set back from the road with a driveway that provides off road parking, steps rising to the front entrance door and a side access gate opening onto the rear garden. To the rear, there is a generously proportioned private rear garden with a patio area, lawned area, garden shed that will be included within the sale and fenced boundaries to all sides.

ENTRANCE HALL

w: 4.67m x l: 1.75m (w: 15' 4" x l: 5' 9")

A large entrance hall with a radiator, ceiling light point, laminate flooring, access doors into the open plan lounge diner and kitchen and stairs to the first floor landing.

LOUNGE DINER

w: 9.53m x l: 3.45m (w: 31' 3" x l: 11' 4")

A large open lounge diner which has been seamless opened into two separate rooms:

LOUNGE

w: 3.58m x l: 3.38m (w: 11' 9" x l: 11' 1")

The lounge area is cosy and well finished with a feature wall chimney breast with TV point, ceiling light point, radiator and a double glazed bow window to the front elevation.

DINING AREA

w: 5.69m x l: 3.38m (w: 18' 8" x l: 11' 1")

A large dining area or second reception room area with a radiator, ceiling light point and a double glazed window to the rear elevation.

KITCHEN

w: 4.32m x l: 2.06m (w: 14' 2" x l: 6' 9")

A modern kitchen with a range of neutral shaker style wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and mixer tap. Integrated oven, four ring electric hob, space for a fridge/freezer, plumbing for a washing machine, ceiling spotlights, tiled floor, door providing access to the rear garden and a double glazed window to the rear.

FIRST FLOOR LANDING

w: 2.21m x l: 1.83m (w: 7' 3" x l: 6')

With a ceiling light point and a large double glazed windowpane to the side elevation. Loft access into the large loft space with a recently fitted new boiler with 5 years warranty.

BEDROOM ONE

w: 3.86m x l: 3.38m (w: 12' 8" x l: 11' 1")

A substantial double bedroom with a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.38m x l: 3.15m (w: 11' 1" x l: 10' 4")

A second double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM THREE

w: 2.31m x l: 1.7m (w: 7' 7" x l: 5' 7")

A third bedroom with a ceiling light point and a double glazed window to the front elevation.

BATHROOM

A modern bathroom with a three piece suite comprising a panelled bath with shower over, wash hand basin and a Low flush WC. There is also a chrome heated towel rail, ceiling light point and an obscure double glazed window to the rear elevation.

OUTSIDE

Externally, the property stands proudly in an elevated position set back from the road with a driveway that provides off road parking, steps rising to the front entrance door and a side access gate opening onto the rear garden. To the rear, there is a generously proportioned private rear garden with a patio area, lawned area, garden shed that will be included within the sale and fenced boundaries to all sides.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

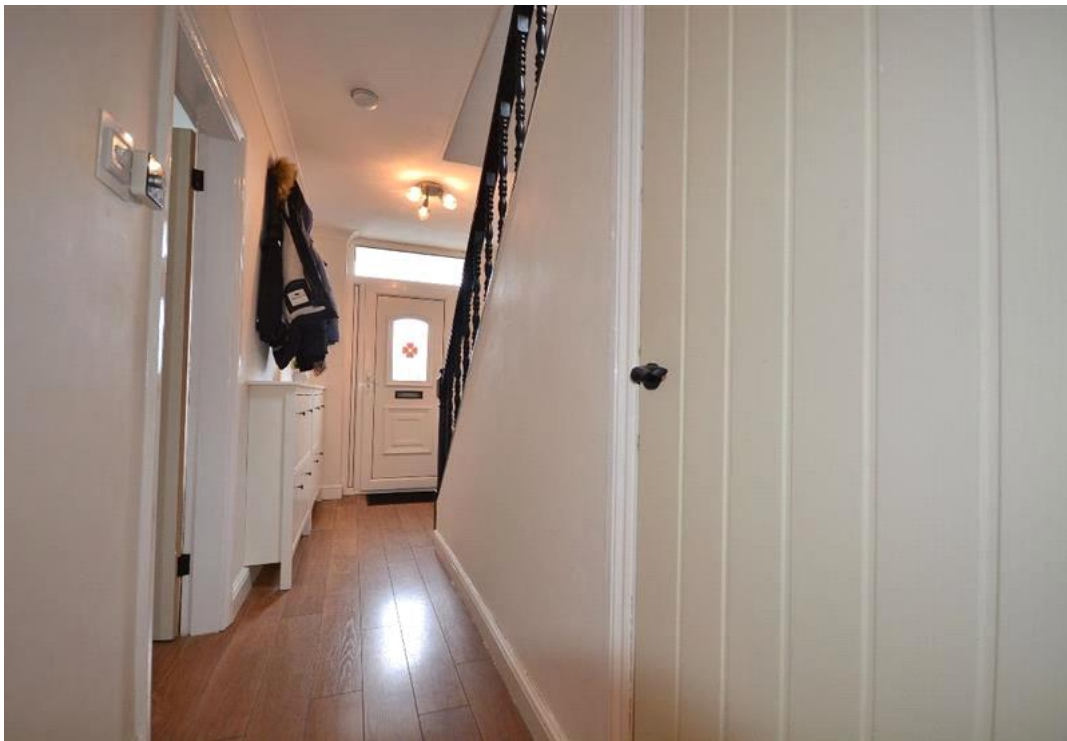
The property is being sold as a freehold. With vacant possession on completion.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

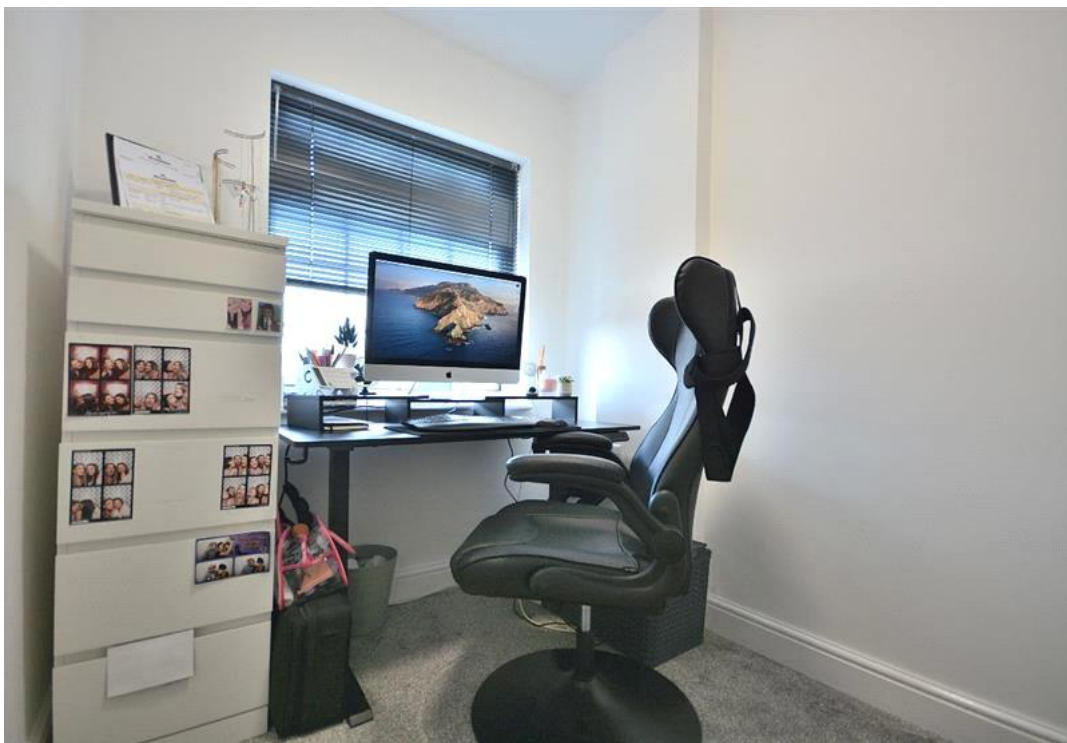
No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.







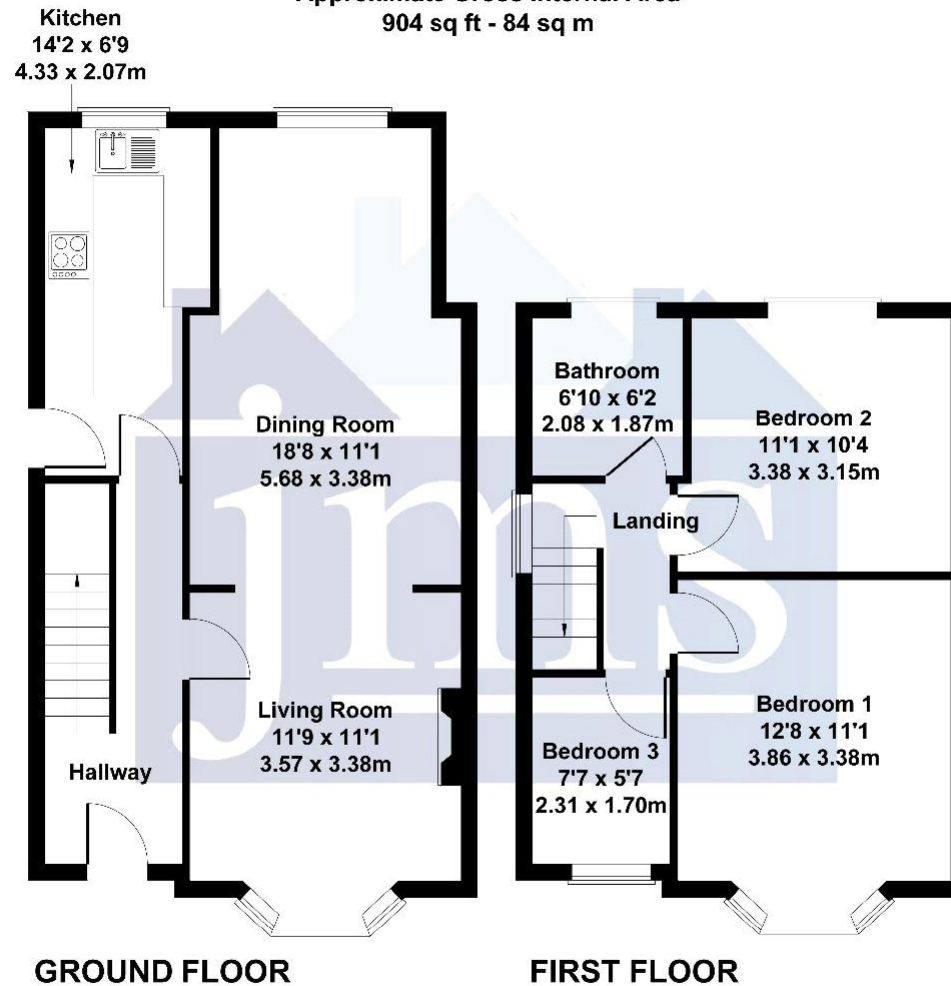






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Approximate Gross Internal Area
904 sq ft - 84 sq m



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	68
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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