

JOHNSONS & PARTNERS

Estate and Letting Agency



8 SALFORD GARDENS,

NOTTINGHAM, NG3 1LF

£145,000



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A great opportunity to purchase a property close to the city centre making it a potential investment for the rental market. The amenities the City centre has to offer are too many to mention with excellent shops and recreational facilities; all within walking distance.

In brief the accommodation comprises reception hallway, WC, office/cloaks, lounge and really good sized, separate dining kitchen. To the first floor there are three bedrooms and family bathroom fitted with a white suite. To the outside there is a gated driveway to the front and enclosed, low maintenance garden to the rear with separate gated access.

This is a truly excellent opportunity to enjoy affordable City living; with this in mind we strongly recommend an internal viewing. Contact us now to book your personal appointment.

Reception Hallway

WC

4'9 x 3' (1.45m x 0.91m)

Home Office/Cloaks

6'6 x 3'8 (1.98m x 1.12m)

Lounge

11'9 x 11'8 (3.58m x 3.56m)

Dining Kitchen

21'4 x 9'5 (6.50m x 2.87m)

Landing

6'1 x 5'5 (1.85m x 1.65m)

Bedroom One

15'3 x 8'5 (4.65m x 2.57m)

Bedroom Two

15'7 x 7'5 (4.75m x 2.26m)

Bedroom Three

12'4 x 5'4 (3.76m x 1.63m)

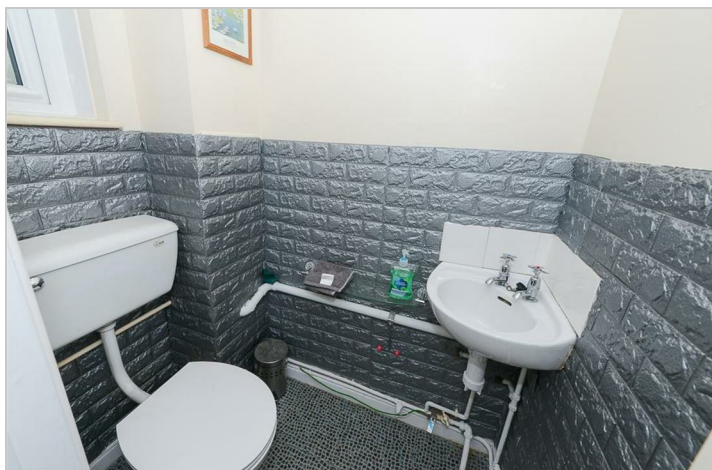
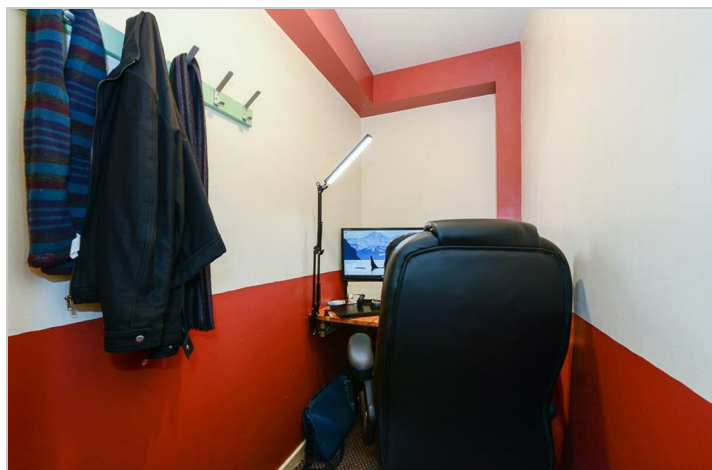
Bathroom

8'4 x 6' (2.54m x 1.83m)

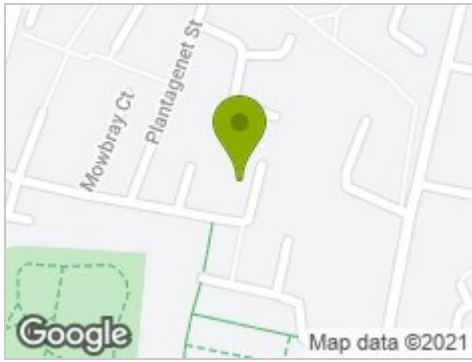
Outside

Gated Driveway

Enclosed, low maintenance rear garden



Road Map



Hybrid Map



Terrain Map



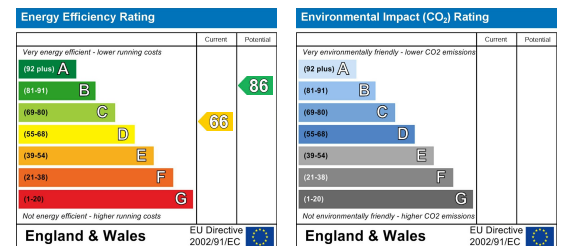
Floor Plan



Viewing

Please contact our Gedling Office on 0115 855 6622 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.