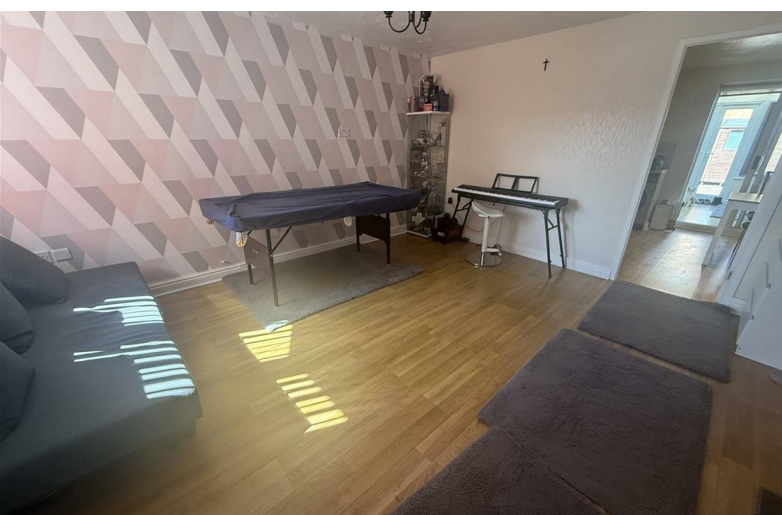




Skylark Drive,  
, Nottingham  
NG6 0NL

**£220,000 Freehold**



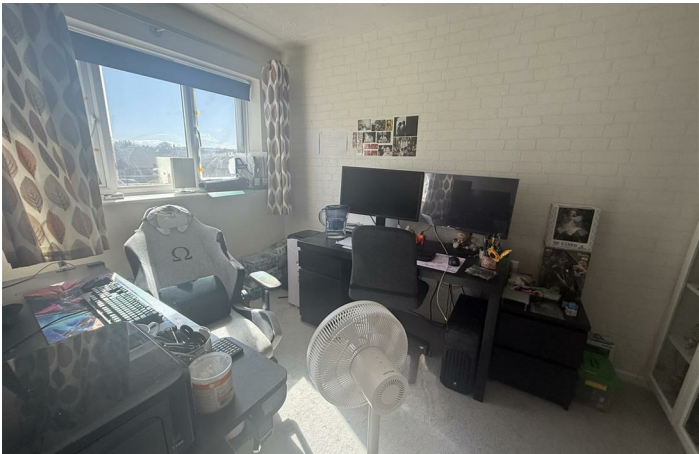
Situated in the heart of Basford, Nottingham, this well-presented three-bedroom semi-detached property offers a fantastic opportunity for families, first-time buyers, or investors alike. Conveniently located close to excellent local amenities, including shops, schools, and public transport links via nearby bus and tram routes, this home is perfectly positioned for modern living.

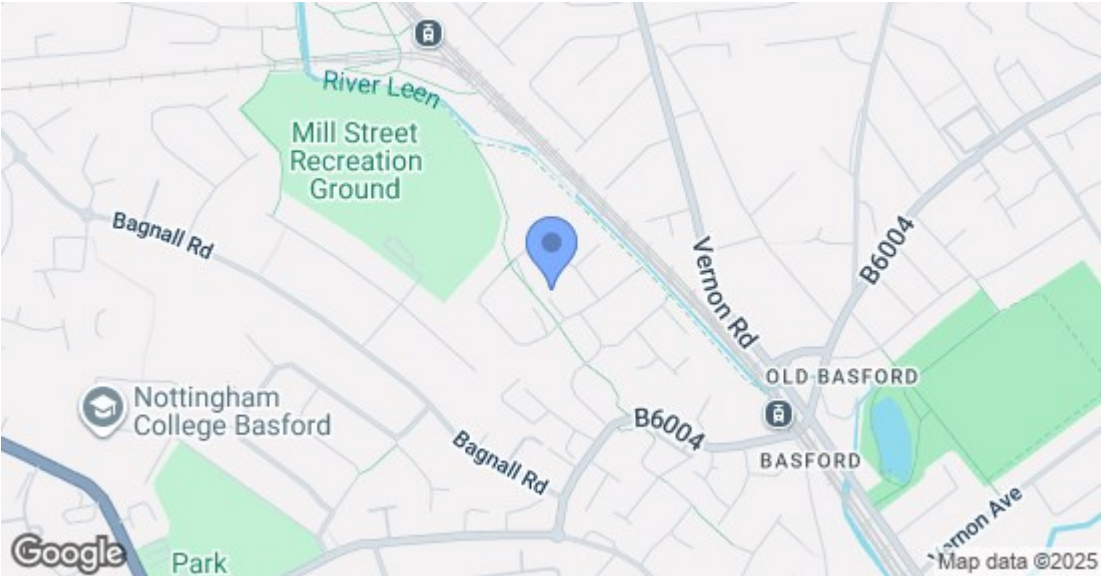
As you step inside, you're welcomed into a spacious entrance hall, which provides access to a convenient downstairs WC and the bright, well-proportioned lounge. From the lounge, you flow through into the open-plan kitchen/diner — ideal for family meals or entertaining — and then into the conservatory, offering additional living space and views of the garden.

Upstairs, the property boasts three good-sized bedrooms and a contemporary family bathroom.

To the rear, you'll find a fully enclosed garden, perfect for relaxing or outdoor dining, with plenty of space for children to play.







| Energy Efficiency Rating                                        |         |                         |
|-----------------------------------------------------------------|---------|-------------------------|
|                                                                 | Current | Potential               |
| Very energy efficient - lower running costs                     |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (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 |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |
|                                                                 | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |
| (92 plus) A                                                     |         |                         |
| (81-91) B                                                       |         |                         |
| (69-80) C                                                       |         |                         |
| (55-68) D                                                       |         |                         |
| (39-54) E                                                       |         |                         |
| (21-38) F                                                       |         |                         |
| (1-20) G                                                        |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales                                                 |         | EU Directive 2002/91/EC |

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.