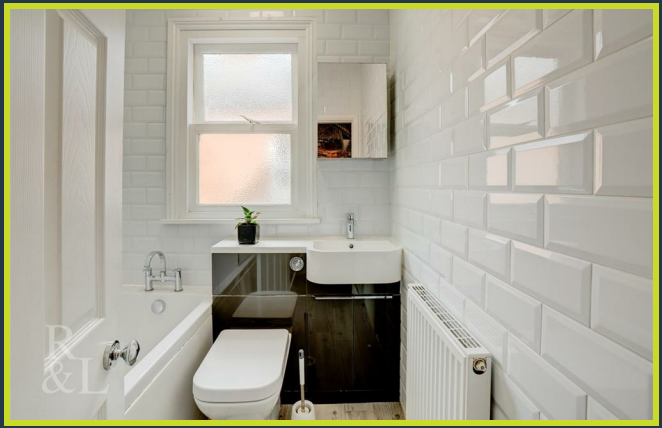
3 Hawksworth Road

West Bridgford | NG2 5FS | Guide Price £330,000

ROYSTON & LUND

- Four Bedroom Mid Terrace Property
- On Street Parking
- Close By To Numerous Amenities
- Integrated Kitchen Appliances
- EPC Rating - D
- Well Presented Throughout
- Versatile Property
- Excellent Transport Links
- Viewing Highly Recommended
- Freehold - Council Tax Band - A



**GUIDE PRICE £330,000 -£350,000 **

Nestled on the charming Hawksworth Road in West Bridgford, Nottingham, this delightful four-bedroom mid-terrace Victorian property offers a perfect blend of classic elegance and modern convenience. As you step inside, you will be greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests and dining and kitchen to the rear aspect boasting high quality base and wall units and fixtures and fittings housing integrated appliances from an oven, hob and extractor hood with more than enough room to add freestanding appliances.

All four bedrooms are well appointed doubles and are well presented throughout.

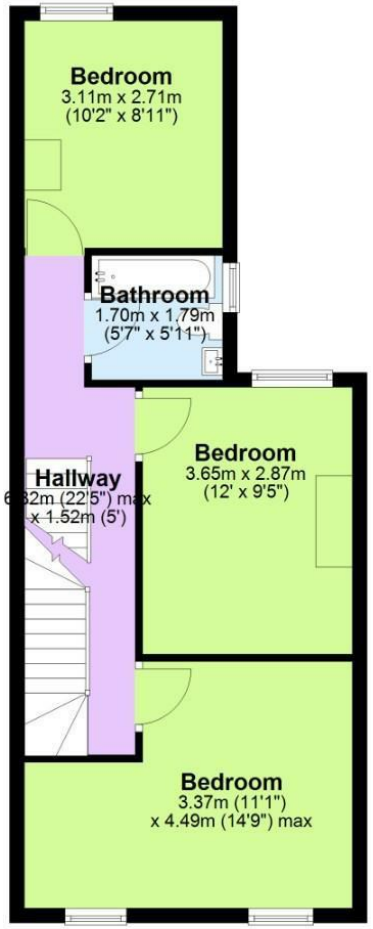
With two well-appointed bathrooms, this home caters to the needs of a busy family, those who enjoy hosting visitors or a high quality buy to let. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for modern living.

To the rear there is a courtyard area that displays space for potted plants, outdoor seating and alfresco dining.

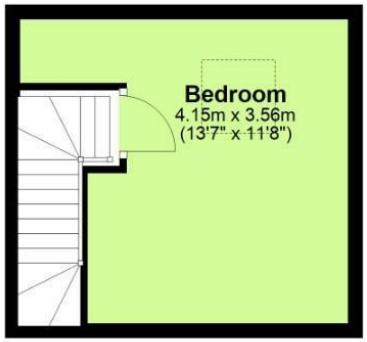
The location is particularly appealing, as it is situated close to a variety of amenities, including shops, cafes, and parks, allowing for a vibrant lifestyle as well as being on the doorstep of major sporting venues. Additionally, the property benefits from excellent transport links, making commuting to Nottingham city centre and train station a breeze.

Ground Floor
Approx. 45.8 sq. metres (493.3 sq. feet)

First Floor
Approx. 45.5 sq. metres (489.8 sq. feet)



Second Floor
Approx. 18.6 sq. metres (200.4 sq. feet)



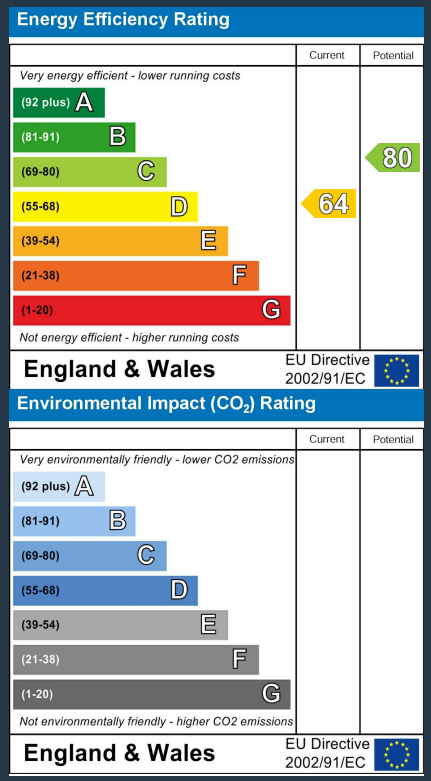
Total area: approx. 109.9 sq. metres (1183.5 sq. feet)

The Property Ombudsman

naea | propertymark PROTECTED

THE GUILD PROPERTY PROFESSIONALS

EPC



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