

Rex Gooding



16 Conisborough Terrace, Nottingham, NG2 2FP Offers in excess of: £210,000

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Looking for a three bedroom terraced house that has been updated and modernised throughout with two reception rooms, and a private garden? This well laid out home offers flexible living space and practical features that suit modern day life.

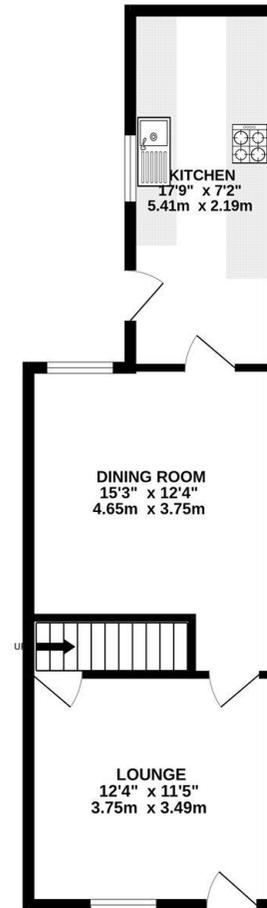
This three bedroom terraced house offers well-balanced accommodation suited to growing families, first-time buyers or those looking for extra space to work from home. With two reception rooms, and a private garden, it provides practical living both inside and out.

The ground floor includes two separate reception rooms, giving flexibility for a lounge and dining room, or perhaps a second sitting room, playroom or home office. The layout allows for clearly defined living areas while still feeling connected and easy to use day to day. The modern kitchen sits to the rear of the property and provides a good amount of storage and worktop space, with direct access out to the garden.

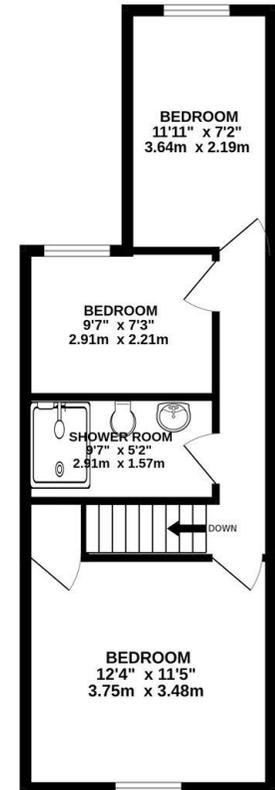
Upstairs, there are three bedrooms made up of two comfortable doubles and a further single room which could also serve well as a nursery or study. The modern bathroom is fitted with a walk-in shower, wash basin and WC, positioned conveniently for all bedrooms.

Outside, the rear garden offers a manageable space for outdoor seating, planting or family use. It is a straightforward area that can be adapted over time to suit changing needs. To the front, off street parking adds a practical feature that is increasingly important for many buyers.

GROUND FLOOR
456 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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