



The  
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## **14 Breckhill Road, Nottingham, NG5 4GP**

**Offers in excess of £250,000**

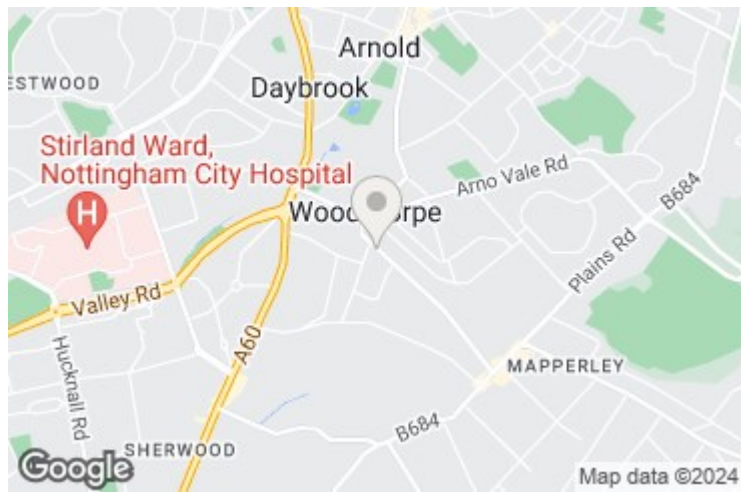
We are pleased to present to the market this FANTASTIC THREE BEDROOM, SEMI DETACHED FAMILY HOME situated in the heart of WOODTHORPE, NOTTINGHAM.

The property is a stone's throw away from Arnold town centre accommodating local amenities, shops and restaurants. Alongside this, it offers easily accessible transport links into Mapperley, Nottingham City centre and surrounding villages/towns. You have Redhill Academy and Richard Bonnington Primary & Nursery within the area, making it ideal for families.

This property is offered to the market CHAIN FREE and VACANT consisting of a modern style kitchen/diner, separate W/C, spacious living room, 3 bedrooms and a shower room.

To the outside of the property there is a driveway big enough for 2 cars and a large back garden with a separate decked area for those summer nights leading on to the large grassy section of the garden.

This house is not to be missed so call the office today for a viewing!!!!





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		

