



Asking Price: £250,000

## House - Detached

21 Westholme Gardens  
Nottingham  
NG8 3NY

### OVERVIEW

A detached house for sale by private treaty. The accommodation is arranged over ground and first floors. There is a single storey section to the rear elevation, where the house has been extended.

Upon entering the property, there is a set of stairs leading to the first floor. Within the entrance hall, there is access into the open plan living room at the front of the property and the dining room plus kitchen to the rear. Within the kitchen, there is an external door to the rear garden.

On the first floor, there are three bedrooms, a family bathroom and a separate W.C.

There is a driveway providing off road parking, which leads to the garage and rear garden.

Following a programme of refurbishment and modernisation, there may be an opportunity to add value to the property.

**For Sale by  
Private Treaty**

### Floor Area

Ground floor: 46 m2 / 498 ft2  
First floor: 44 m2 / 477 ft2  
(taken from floor plan)

### Council Tax

The property is rated within council tax band C.

### EPC

The EPC rating for this property will be available once the assessment has been completed. <https://www.gov.uk/find-energy-certificate>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Freehold

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

### Buyer's Premium

2% (min. £1,800) inc. VAT

## FEATURES

- For Sale by Private Treaty
- Freehold
- Three bedroom detached house
- Sold with vacant possession
- Front and rear garden
- Asking price: £250,000
- Separate bathroom and WC
- Suitable for refurbishment & modernisation
- Opportunity to add value
- Driveway providing off road parking

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