whitegates









# Morley Gardens, Nottingham, NG5

3 2 2

**Asking Price: £190,000**

Freehold



## Morley Gardens, Nottingham, NG5 2AZ

3 bedrooms
2 bathrooms
2 reception rooms

## Asking Price: £190,000

Chain Free

- Chain Free
- Carrington, Nottingham
- Ideal Family Home
- Suitable for First Time Buyers
- Quiet residential area

**Council Tax Band: B**

A Property Full of Potential in Carrington, Nottingham

Situated in the popular area of Carrington, Nottingham, this three-bedroom end-terrace property presents an exciting opportunity for buyers looking to put their own stamp on a home.

The accommodation offers three well-proportioned bedrooms, off-street parking and a rear garden, making it an appealing prospect for a range of buyers, including first-time purchasers and growing families.

A particularly useful feature is the former integral garage, which has been converted to create an additional reception room. This versatile space could be utilised as a separate dining room, home office, playroom or further sitting area, depending on individual needs.

Although the property would benefit from a degree of modernisation, it offers plenty of scope and potential to create a fantastic home tailored to your own taste and style.







Externally, the property benefits from off-street parking to the front, while to the rear is a garden providing valuable outdoor space.

The property is just a 10 minute walk to Sherwood's Vibrant High Street and is close to other amenities and great transport links across the City!

An excellent opportunity to acquire a property with great potential in a popular Nottingham location. Early viewing is highly recommended to fully appreciate the possibilities on offer.



**Living Room**

15'7" x 11'11" (4.75m x 3.63m)



**Kitchen**

7'6" x 13'10" (2.29m x 4.22m)

**Dining Room**

7'7" x 14'6" (2.3m x 4.42m)

**WC**

3' x 5'1" (0.91m x 1.55m)



**Bedroom**

9'10" x 11'1" (3m x 3.38m)

**Bedroom**

8'1" x 12' (2.46m x 3.66m)

**Bedroom**

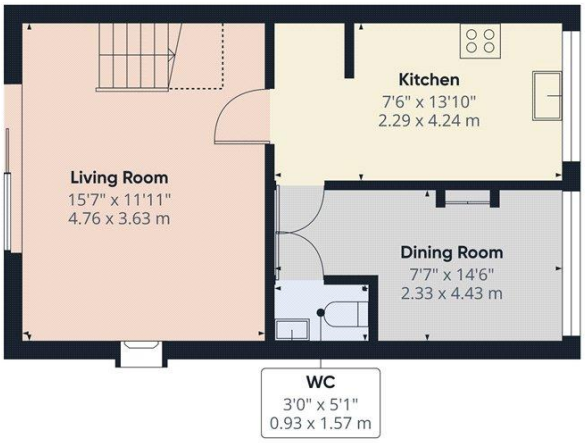
7'1" x 7'4" (2.16m x 2.24m)

**Bathroom**

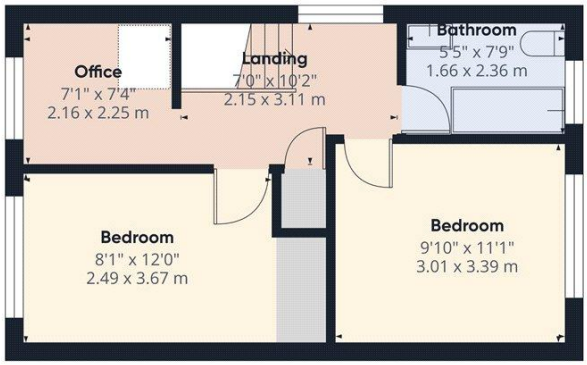
5'5" x 7'9" (1.65m x 2.36m)








Ground Floor







Floor 1

**Approximate total area**(1)

765 ft²

71 m²

**Reduced headroom**

14 ft²

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.