



**6 Wiverton Road, Nottingham – NG7 6NP**

Guide Price **£300,000**

**DavidJames**  
the estate agent





## 6 Wiverton Road

Nottingham, Nottingham

Generous end-terrace family home with character and huge potential, located a short commute to Nottingham City Centre. Boasting 2 reception rooms, a large kitchen and off-street parking - viewing highly recommended!

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Period end-terrace home with lots of character
- Offering generous, versatile and family-sized accommodation
- Available with no upward chain and lots of potential
- A short commute from Nottingham City Centre with frequent bus and tram links nearby
- Two versatile reception rooms (current lounge and separate dining/sitting room)
- Generous kitchen with an adjoining separate utility room
- Six bedrooms across the first and second floors
- First floor family bathroom with a separate adjoining WC
- Low-maintenance and enclosed courtyard-style garden
- Driveway offering off-street parking













Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

199.48 m<sup>2</sup>

2147.19 ft<sup>2</sup>

Reduced headroom

8.83 m<sup>2</sup>

95.06 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 2



Floor 5





## David James Estate Agents

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