



## 13 Charlesworth Avenue, Nottingham - NG7 7NR

Guide Price £160,000

DavidJames  
the estate agent





## 13 Charlesworth Avenue

Nottingham, Nottingham

Charming end-terraced home offered with no upward chain and situated within easy reach of excellent nearby bus and tram links to Nottingham City Centre. Lots of potential - viewing highly recommended!

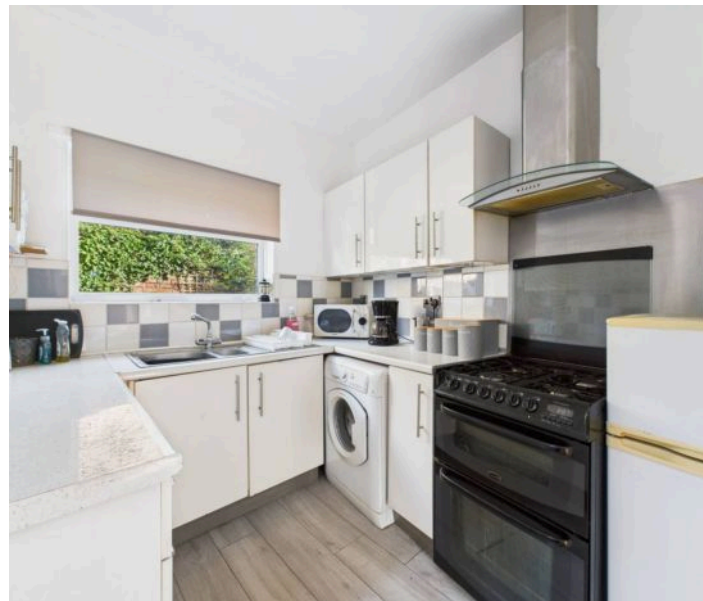
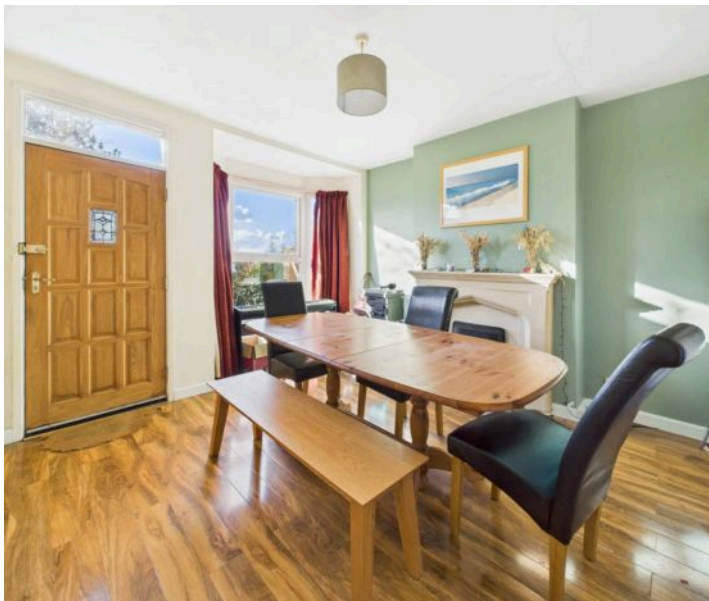
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- End-terraced house on a generous corner plot
- Excellent bus and tram links nearby regularly serving Nottingham City Centre
- Two versatile reception rooms
- Plenty of scope to personalise
- Cosy lounge with a feature stove burner and French doors leading to a decked terrace
- Separate dining room with an impressive fireplace and bay window
- Modern kitchen fitted with cream high-gloss units and space for freestanding appliances
- Two well-proportioned first floor double bedrooms
- First floor bathroom fitted with a three-piece modern white suite
- Established garden offering endless potential for landscaping





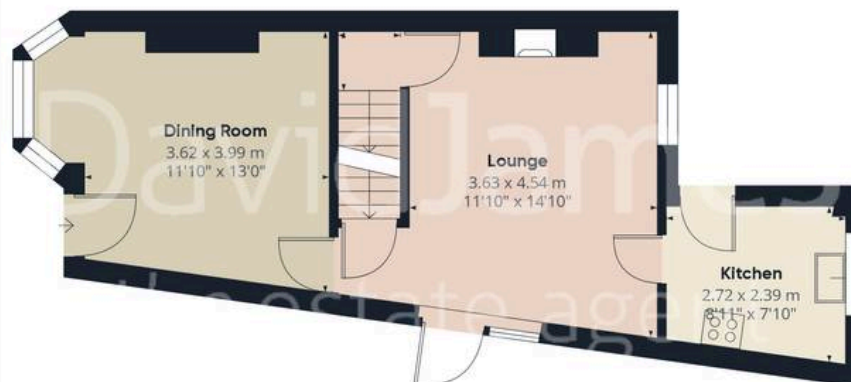








Floor -1



Floor 0

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

89.07 m<sup>2</sup>

958.75 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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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