



1 Marlow Avenue, Nottingham – NG6 0HL

Guide Price **£160,000**

DavidJames
the estate agent



1 Marlow Avenue

Nottingham, Nottingham

Charming end terraced property offering a blend of character & modern convenience. 2 reception rooms, fitted kitchen, 2 beds, modern bathroom and a courtyard-style garden. Viewing highly recommended!

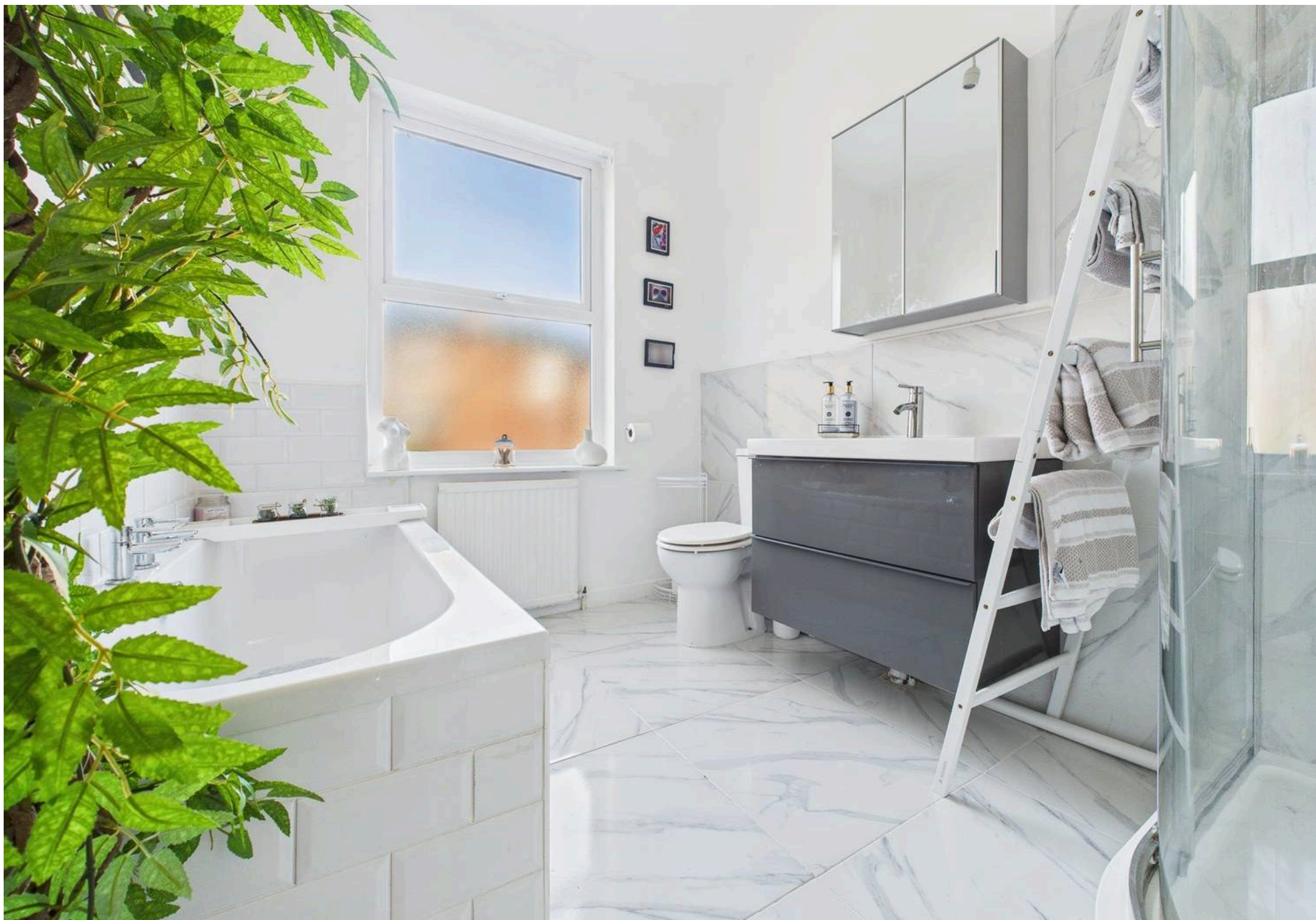
Council Tax band: A

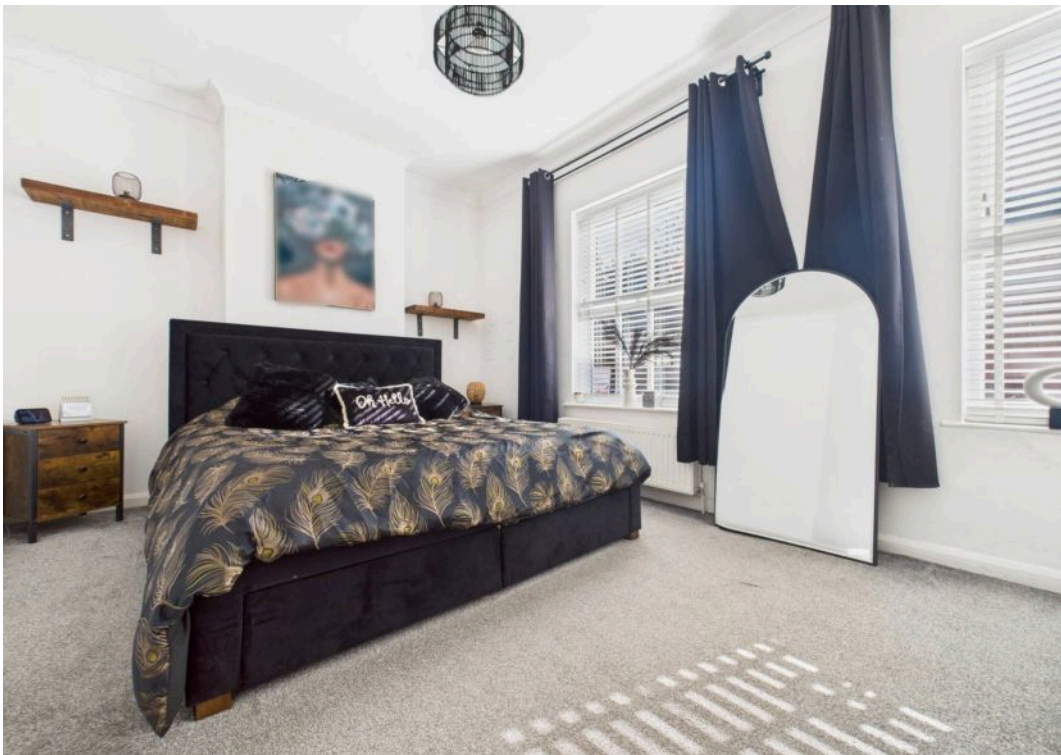
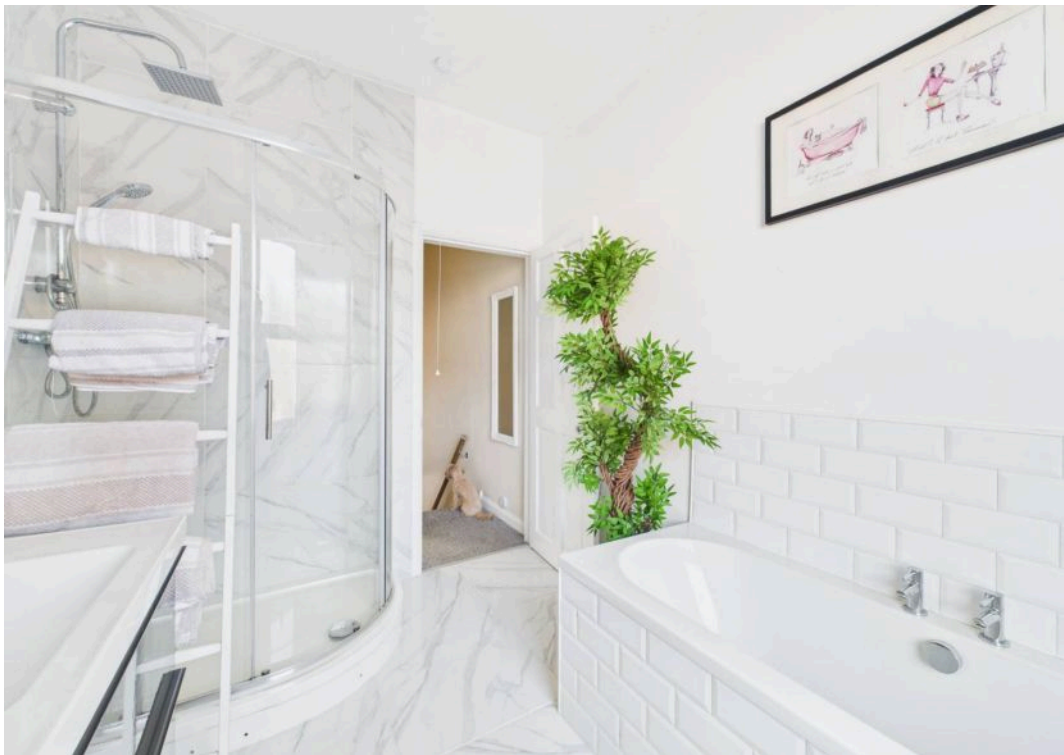
Tenure: Freehold

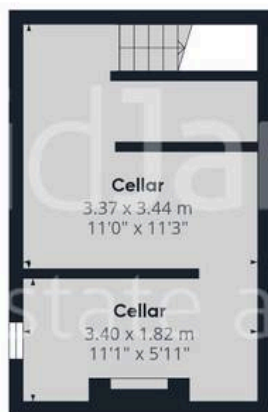
EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

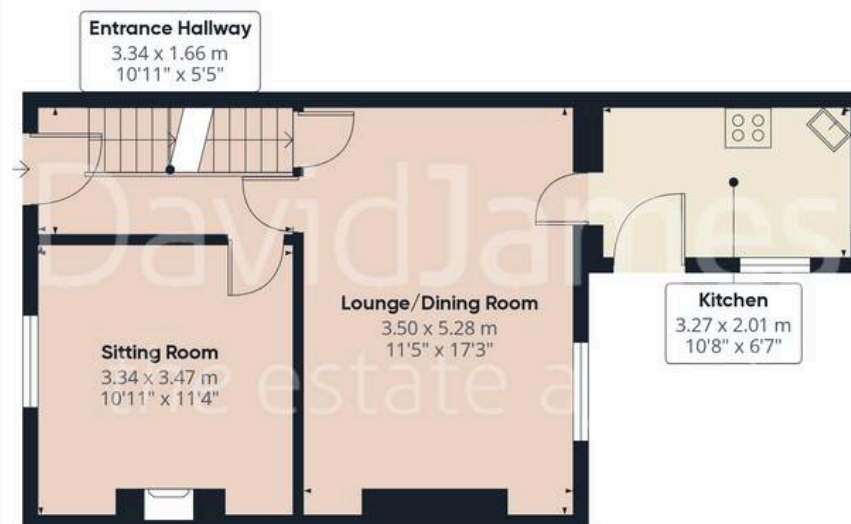
- Well-presented end terrace home
- Situated on a no-through road
- Close to nearby amenities and frequent public transport links to Nottingham City Centre
- Within easy reach of the nearby Ring Road for excellent connectivity across the City
- Perfect for first-time buyers, working professionals or downsizers seeking a blend of character and modern convenience
- Two bright, welcoming and neutrally decorated reception rooms with period features
- Modern kitchen with white high-gloss units and timber-effect worktops plus space for freestanding appliances
- Two first floor bedrooms (main bedroom with useful in-built storage)
- Beautiful modern bathroom with a four-piece suite (including a separate shower cubicle with a rainfall-style shower)
- Low-maintenance courtyard-style garden provides an outdoor retreat



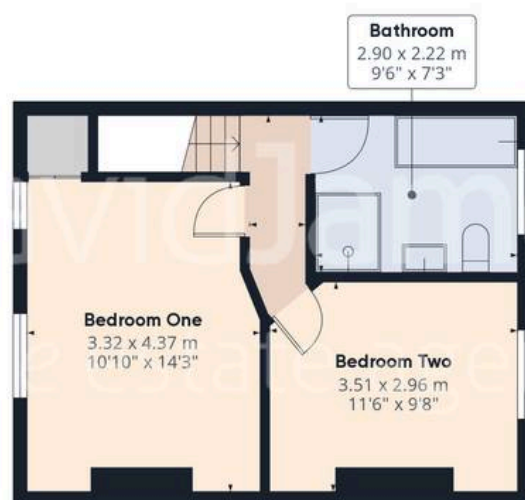




Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

89.82 m²

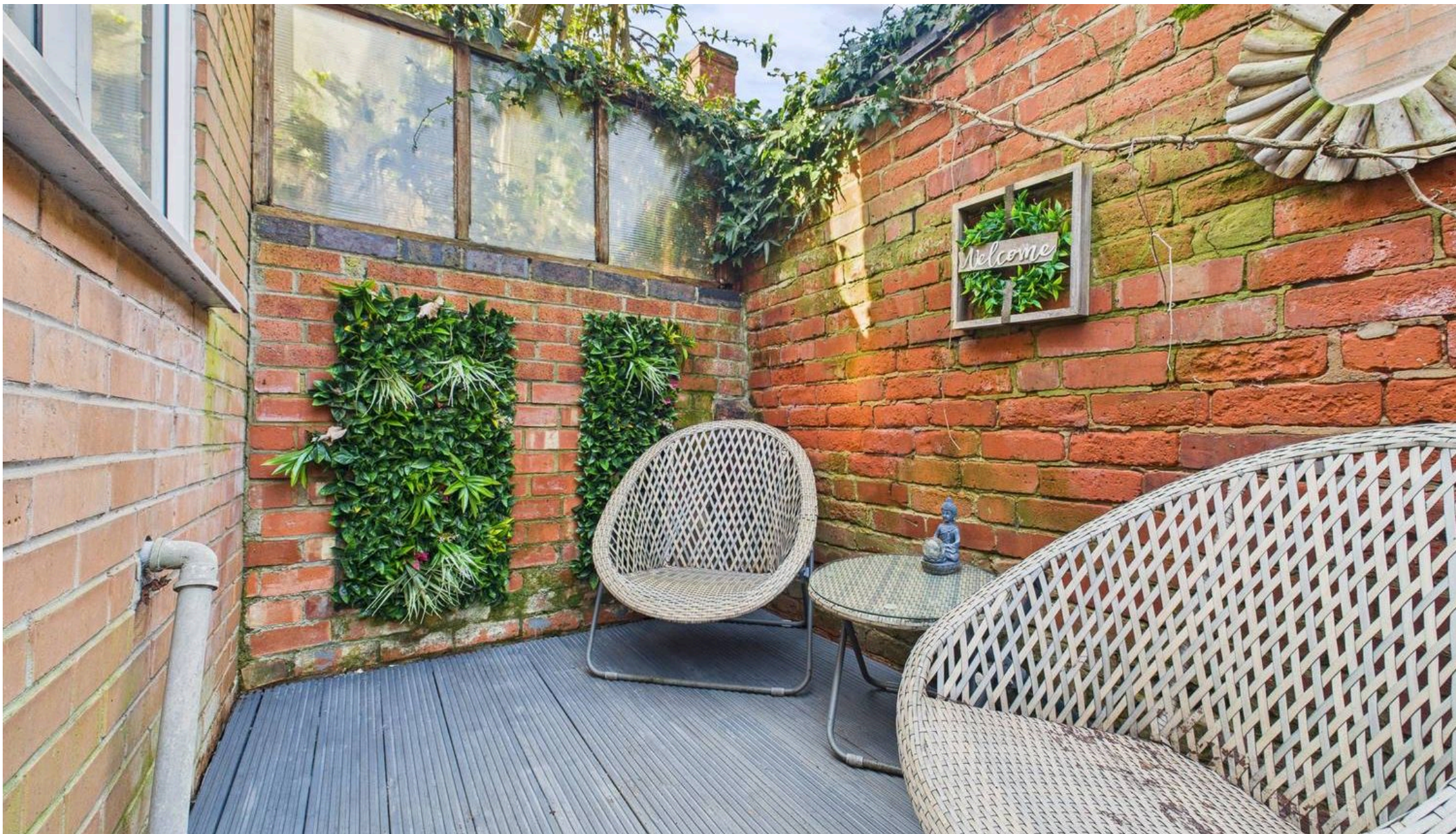
966.82 ft²

(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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