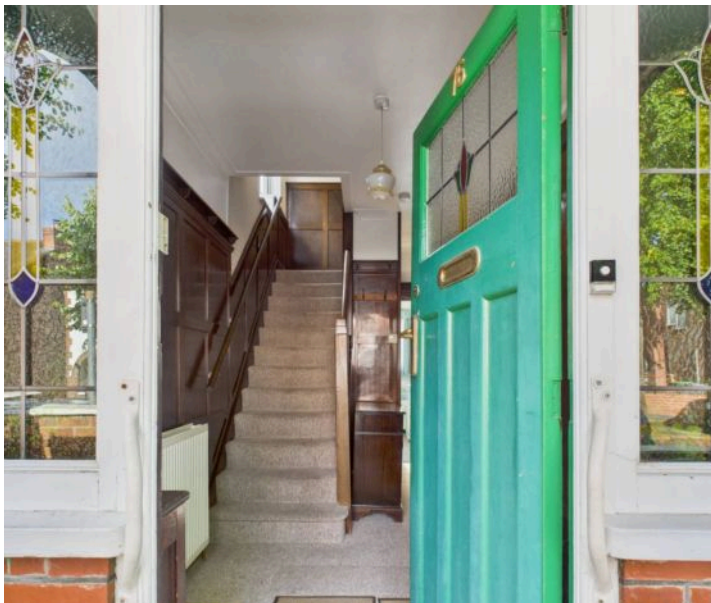




76 Harrington Drive, Nottingham – NG7 1JN

Guide Price £325,000

DavidJames
the estate agent



76 Harrington Drive

Nottingham, Nottingham

NO CHAIN! Detached family home close to Nottingham City Centre with lots of character and potential! 2 reception rooms, 3 beds and a substantial basement level alongside driveway and garage parking!

Council Tax band: C

Tenure: Freehold

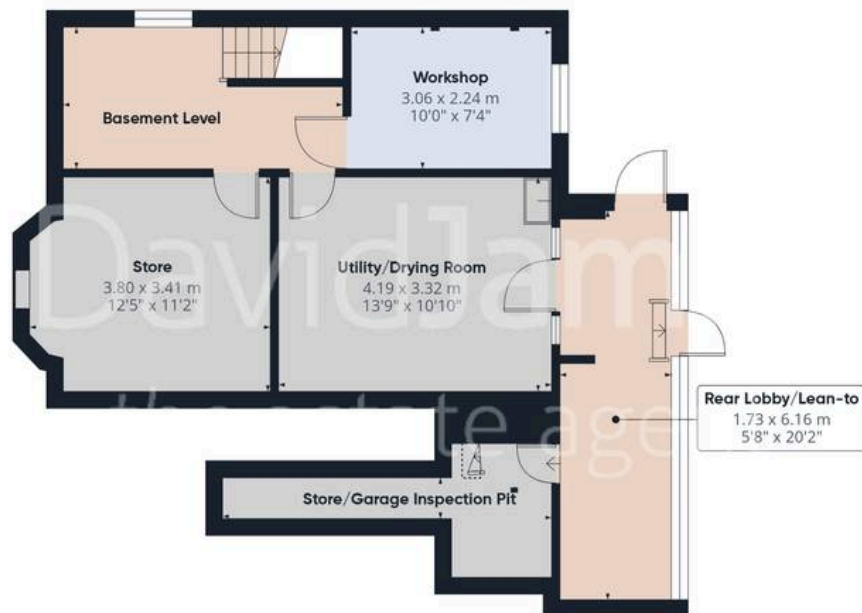
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three-storey detached family home
- Offered to the market with no upward chain
- Within walking distance of Nottingham City Centre and frequent transport links
- Huge potential and with a wealth of original features
- Two reception rooms (current lounge and separate dining room with an original fire surround)
- Fitted kitchen with space for freestanding appliances
- Substantial basement level incorporating storage, workshop and utility/drying areas
- Three first floor bedrooms and a family bathroom/WC
- South-westerly facing lawned and enclosed rear garden
- Driveway and garage with an inspection pit, power and lighting







Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area⁽¹⁾

177.6 m²

1912 ft²

Reduced headroom

5.5 m²

59 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

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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These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.