



DavidJames
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70 Britannia Avenue, Nottingham – NG6 0EB

Guide Price **£190,000**



70 Britannia Avenue

Nottingham, Nottingham

Attractive semi-detached home perfect for first-time buyers or investors! Well-presented and located in a sought-after area close to local amenities, transport links and Nottingham City Hospital!

Council Tax band: B

Tenure: Freehold

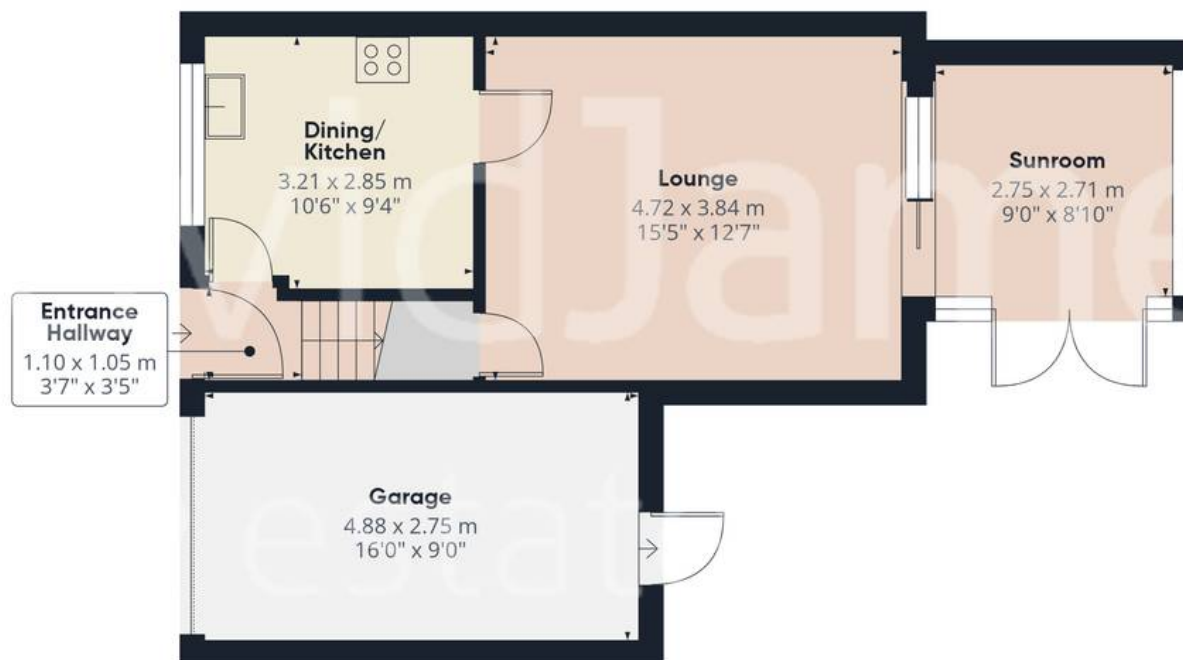
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Attractive semi-detached home in a sought-after area
- Convenient access to local amenities, bus and tram links as well as Nottingham City Hospital
- Superb opportunity for first-time buyers or investors
- Generously sized lounge with a feature gas fire and sliding patio doors
- Well-equipped fitted kitchen with integrated cooking appliances
- Bright and versatile sunroom (currently being used as a home office)
- Two good-sized double bedrooms (main bedroom with sliding door in-built wardrobes)
- Modern bathroom fitted with a white three-piece suite and an over-bath shower
- Lawned and enclosed rear garden with lawn and patio seating space
- Good-sized driveway and garage providing ample off-street parking







Floor 0

Approximate total area⁽¹⁾

80.5 m²

866 ft²



Floor 1

(1) Excluding balconies and terraces

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

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