



182 Burford Road, Nottingham – NG7 6AX

Guide Price **£165,000**

DavidJames
the estate agent



182 Burford Road

Nottingham, Nottingham

Period end-terrace house combining character features with unique touches close to Nottingham City Centre's amenities & excellent transport links with two spacious reception rooms & two double beds!

Council Tax band: A

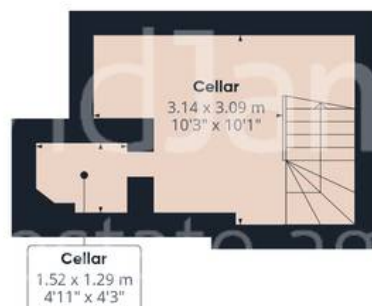
Tenure: Freehold

- Period end-terrace house close to Nottingham City Centre, with its vibrant mix of shops, restaurants and excellent transport links
- Cosy lounge featuring a large bay window and original wood flooring
- Spacious dining room with feature French doors overlooking the rear garden
- Lovely, unique kitchen featuring hand-built wooden units, solid wood worktops, freestanding range cooker and extractor hood
- Two cellar rooms (with restricted headroom) that are currently being used as a chill-out area and home office
- Two well-proportioned double bedrooms, each with decorative fireplaces and ample space for furnishing
- Good-sized loft space with potential for further accommodation (subject to the necessary permissions)
- Spacious bathroom fitted with a white three-piece suite including a dual-head rainfall shower over the bath
- Gas central heating with a combination boiler
- Enclosed rear garden with a paved seating area and lawn with lots of potential to personalise to your own taste





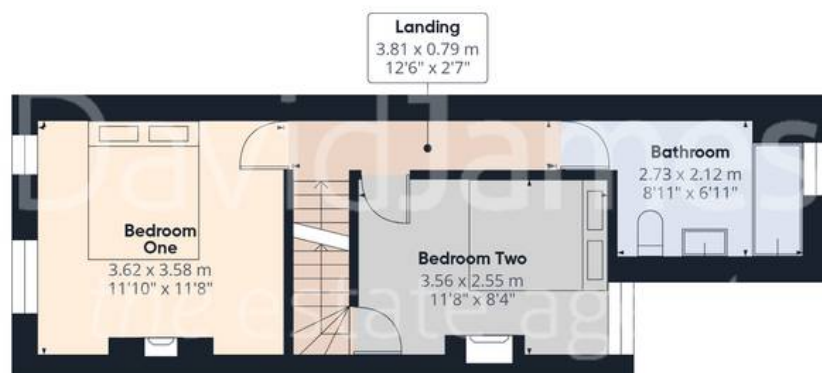




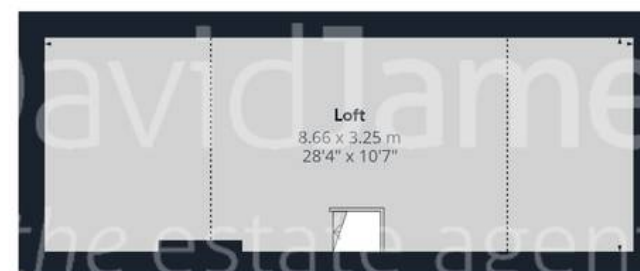
Floor -1



Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

76.3 m²

821 ft²

Reduced headroom

13.8 m²

149 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.

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