



**56 Skipton Circus, Nottingham – NG3 7DU**

Guide Price **£200,000**

**DavidJames**  
the estate agent





## 56 Skipton Circus

Nottingham, Nottingham

Ideal for those seeking convenient access to amenities and the City Centre, this spacious 4-bed home offers a good-sized lounge, modern kitchen, conservatory and a modern bathroom alongside parking.

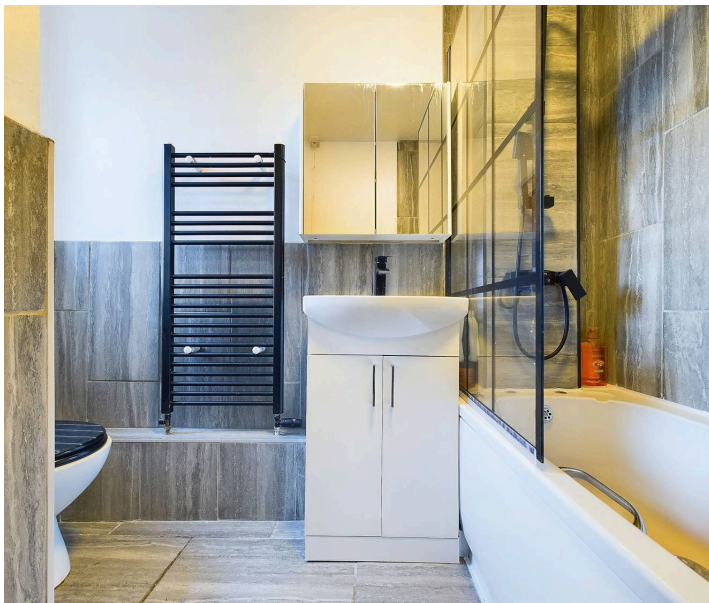
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Deceptive mid-terrace house
- Close to a wide range of local amenities, schools and public transport links
- Ideal for those seeking the convenience of nearby amenities and a short commute to Nottingham City Centre
- Neutrally decorated lounge
- Bright and airy modern kitchen with range of integrated appliances and additional space for freestanding appliances
- Good-sized conservatory with garden access
- Well-appointed bathroom and separate WC for added convenience
- Four first floor bedrooms
- Low-maintenance courtyard-style rear garden
- Large block-paved driveway providing off street parking for multiple vehicles













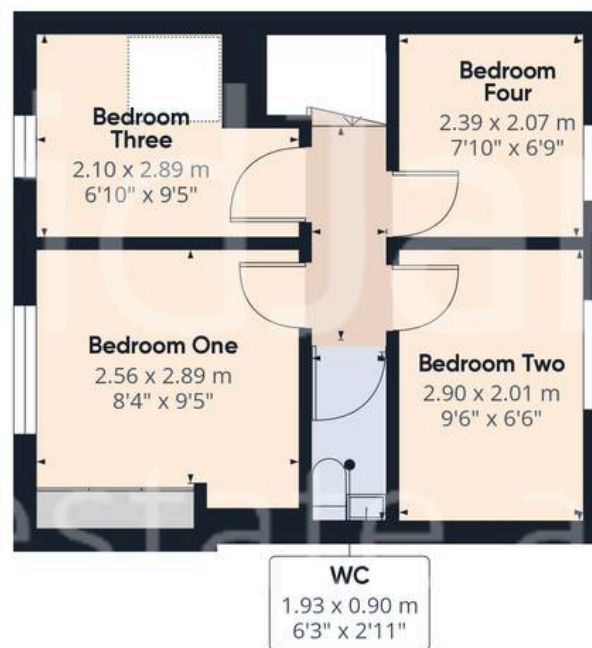


Floor 0

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

69.47 m<sup>2</sup>

747.78 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 are based on RICS IPMS 3C standard.

GIRAFFE360



## David James Estate Agents

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